

Minutes



Local Development Framework Sub- Committee 13th June 2013

Present:

Councillors	Present	Councillors	Present
D L Bebb	Yes	Lady Newton	Yes
G Butland	Yes	W D Scattergood	Yes
A V E Everard	Yes	C Siddall	Yes
M C M Lager	Yes	M Thorogood	Yes
J M Money	Yes	R G Walters (Chairman)	Yes

Councillors Banthorpe, Bowers-Flint, Fincken, Ramage and Wilson were also in attendance.

5 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:

Councillor G Butland declared a non-pecuniary interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Inset Plans as a Member of Great Notley Parish Council which had submitted representations; and Agenda Item 6 - Site Allocations and Development Management Plan: Report on Halstead Bypass and Coggeshall Infrastructure as he was the Chief Executive Officer of a charity with shop premises in High Street, Halstead.

Councillor Lady Newton declared a non-pecuniary interest in Agenda Item 5 - Site Allocations and Development Management Plan as the District Council's Cabinet Member for Property and Place with responsibility for affordable housing and strategic planning; and as the Essex County Council elected Member for the Braintree Eastern Division.

Councillor W D Scattergood declared a non-pecuniary interest in Agenda Item 5 - Site Allocations and Development Management Plan and specifically references to Castle Hedingham, Gestingthorpe and Wickham St Paul as supporters and objectors to sites in these villages were known to her in her capacity as the District Council elected Member for the Hedingham and Maplestead Ward.

Councillor M Thorogood declared a non-pecuniary interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Inset Plans and Agenda Item 6 - Site Allocations and Development Management Plan: Report on Halstead Bypass

and Coggeshall Infrastructure as she was working with Greenfields Community Housing on the redevelopment of garage areas.

Councillor R G Walters declared a non-pecuniary interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Inset Plans as a Member of Great Notley Parish Council which had submitted representations.

Councillor S A Wilson declared a non-pecuniary interest in Agenda Item 6 - Site Allocations and Development Management Plan: Report on Halstead Bypass and Coggeshall Infrastructure as District Council elected Member for the Coggeshall and North Feering Ward. Councillor Wilson indicated that she had asked to speak at the meeting as a Parish Councillor for Coggeshall.

In accordance with the Code of Conduct, all Councillors remained in the meeting and took part in the discussion when the matters were considered.

6 **MINUTES**

DECISION: The Minutes of the meeting of the Local Development Framework Sub-Committee held on 30th May 2013 were confirmed as a correct record and signed by the Chairman.

7 **QUESTION TIME**

INFORMATION: Eighteen statements were made. Members of the Sub-Committee agreed that the public should speak immediately prior to each village/issue being considered rather than during Question Time. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

8 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN DRAFT - INSET PLANS FOR THE PROPOSED GYPSY AND TRAVELLER SITE AT TWIN OAKS, STISTED AND THE VILLAGES OF STISTED, AUDLEY END AND GESTINGTHORPE, BIRDBROOK AND NEW ENGLAND, BLACK NOTLEY, CASTLE HEDINGHAM, FINCHINGFIELD AND CORNISH HALL END, GOSFIELD, GREAT NOTLEY, GREENSTEAD GREEN, HELIONS BUMPSTEAD, LITTLE YELDHAM AND OVINGTON, RAYNE, RIDGEWELL, STURMER, TOPPESFIELD, WETHERSFIELD AND BLACKMORE END, WHITE COLNE AND WICKHAM ST PAUL**

Councillor Michael Begley, representing Rayne Parish Council, attended the meeting and spoke on this item and, in particular, Site RAY8X – land East of School Road, Rayne and Site RAY9X - land at Fairy Hall Lane, Rayne.

Councillor S Bolter, representing Gestingthorpe Parish Council, attended the meeting and spoke on this item and, in particular, sites at Gesingthorpe and Audley End.

Councillor A Strudwick representing Gosfield Parish Council attended the meeting and spoke on this item and, in particular, the Visually Important Space designation – land fronting The Firs, The Street, Gosfield.

INFORMATION: Mrs E Dash, Planning Policy Manager, presented a report on the preparation of the Site Allocations and Development Management Plan and the Draft Inset Plans to be included within it. The report included proposed Inset Plans for the proposed Gypsy and Traveller site at Twin Oaks, Stisted and for the villages of Stisted, Audley End and Gestingthorpe, Birdbrook and New England, Black Notley, Castle Hedingham, Finchingfield and Cornish Hall End, Gosfield, Great Notley, Greenstead Green, Helions Bumpstead, Little Yeldham and Ovington, Rayne, Ridgewell, Sturmer, Toppesfield, Wethersfield and Blackmore End, White Colne and Wickham St Paul.

A Site Allocations and Development Management Plan was required to set out land allocations and policies, against which future planning applications for development in the District would be determined over the period to 2026. The Plan had to be in accordance with the Council's Core Strategy which set out the overall strategy for future development in the District and the number of dwellings for which land should be allocated, details of which were set out in the report.

Public consultation on the draft Site Allocations and Development Management Plan had taken place between 9th January and 22nd February 2013. The report summarised the representations which had been received and set out the Officers' comments on these, including additional sites which had been proposed. The report recommended the inclusion of sites within the 'Submission Draft' of the Site Allocations and Development Management Plan which would be published for a six week period. Any representations submitted during that time would be considered by an Inspector appointed by the Planning Inspectorate to examine the soundness of the Plan.

DECISION: That, subject to the draft Site Allocations and Development Management Plan being approved in its entirety by the Council for public consultation:-

That the draft Inset Plans and recommendations as set out in the report for the proposed Gypsy and Traveller site at Twin Oaks, Stisted and the villages of Stisted, Audley End and Gestingthorpe, Birdbrook and New England, Black Notley, Castle Hedingham, Finchingfield and Cornish Hall End, Gosfield, Great Notley, Greenstead Green, Helions Bumpstead, Little Yeldham and Ovington, Rayne, Ridgewell, Sturmer, Toppesfield, Wethersfield and Blackmore End, White Colne and Wickham St Paul be approved, subject to the recommendations relating to the proposed Gypsy and Traveller Site at Twin Oaks, Stisted, Castle Hedingham, Little Yeldham and Ovington, and White Colne being amended as follows :-

Proposed Gypsy and Traveller Site at Twin Oaks, Stisted

That the allocation of Twin Oaks Gypsy and Traveller site, Stisted be approved as set out on Inset Map 57a of the draft Site Allocations and Development Management Plan, subject to this allocation being restricted to the existing 21 pitches located on land known as Twin Oaks 1 and Twin Oaks 2, and to there being no further expansion of the site.

Castle Hedingham (for clarity only)

- (1) That the development boundary at Site CAS8X - Nunnery Farm, Castle Hedingham be amended to re-instate the envelope boundary as set out in the Local Plan Review 2005 and agreed by the Local Development Framework Sub-Committee on 25th July 2012 and as shown on the revised Inset Map 15 (Page 38) of the Appendix to the report.
- (2) That alternative Sites CAS4AHAlt, CAS4BHAlt, CAS5HAlt, CAS6HAlt and CAS7HAlt be not allocated for residential development.
- (3) That no other alternative sites in Castle Hedingham be allocated for development.

Little Yeldham and Ovington (typographical amendment only)

- (1) That no changes be made to the development boundary for Little Yeldham as set out on Inset Map 41 of the draft Site Allocations and Development Management Plan.
- (2) That neither Sites OVI1HAlt, OVI2HAlt and OVI3HAlt, nor any other alternative sites in Ovington, be allocated for residential development.
- (3) That Ovington and North End be maintained as settlements without a development boundary.

White Colne

- (1) That Site WHC4X - land to the rear of 65 Colchester Road, White Colne be not included within the development boundary for White Colne as shown on Inset Map 23.
- (2) That the allocation of Site WHC3H - land South of Colchester Road, White Colne as a housing site of 10+ dwellings be deleted.

9 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN DRAFT -
REPORT ON HALSTEAD BYPASS AND COGGESHALL INFRASTRUCTURE**

Councillor Malcolm Fincken (District Council Ward Councillor for Halstead Trinity and Halstead Town Councillor) attended the meeting and spoke on this item in support of the retention of Halstead Bypass.

Statement by Councillor Joe Pike (Essex County Council elected Member for the Halstead Division) attended the meeting and spoke on this item in support of the retention of Halstead Bypass.

Statement by Councillor Susan Wilson, (District Council Ward Councillor for Coggeshall and North Feering and Coggeshall Parish Councillor) attended the meeting on behalf of Coggeshall Parish Council and spoke, in particular, against the allocation of Site COG12H – Cookfield, East Street, Coggeshall and Site COG13HAlt – West Street, Coggeshall adjacent to No. 78 West Street.

(1) Halstead Bypass

INFORMATION: Members were reminded that on 11th April 2013 the Local Development Framework Sub-Committee had agreed to delete the proposed Halstead Bypass from the Proposals Map and from Policy ADM49 as it was unfunded and therefore undeliverable within the Plan period. This decision had been in response to objections submitted by Essex County Council and Suffolk County Council to the designation of the bypass in the draft Plan. Essex County Council Highway Officers had also reported at that time, that the County Council intended to abandon the route formally.

However, it was now understood that formal abandonment of the route had not been approved and that the route should continue to be disclosed on land charge property searches.

DECISION: That consideration of this matter be deferred to seek clarification from Essex County Council as to whether the formal decision not to abandon the route of Halstead Bypass has been made by an elected Member(s).

(2) The Dutch Nursery, West Street, Coggeshall

INFORMATION: On 26th March 2013 the Local Development Framework Sub-Committee had agreed that proposals put forward by the owner for the development of Site COG21X - The Dutch Nursery, West Street, Coggeshall be investigated and a report submitted to a future meeting.

The owners of The Dutch Nursery wished to make the best use of the land and proposed that the Nursery and an adjoining area of land in West Street should be included in the development boundary for Coggeshall.

It was reported that there was potential to further develop the site, excluding an area at risk of flooding, by the possible conversion of one or more commercial buildings to residential use, developing areas of derelict greenhouses and adding commercial uses. However, Members were advised that such proposals would not require an extension to the development boundary, or a specific site allocation. Instead, they could be dealt with through pre-application advice and the submission of planning applications.

DECISION: That no site allocations, or changes to the development boundary, be made with respect to The Dutch Nursery, West Street, Coggeshall.

(3) Coggeshall – Impact of Proposed Housing Allocations on School Places

INFORMATION: Consideration was given to a report on the potential impact of housing site allocations in Coggeshall on the provision of primary school places in the village.

Members were reminded that at its meeting on 26th March 2013, the Local Development Framework Sub-Committee had agreed to retain the allocation of land at Site COG12H – Cookfield, East Street, Coggeshall for development and to allocate land at Site COG20HAlt – Walford Way, Coggeshall within the Site Allocations and Development Management Plan. It was anticipated that 12

dwellings could be developed on the East Street site and that 20 dwellings net could be provided at Walford Way. Planning permission had subsequently been granted for the Walford Way development. The Sub-Committee had also agreed to allocate land at Site COG13HAlt – West Street, Coggeshall adjacent to No. 78 West Street as a housing site for 10 or more dwellings based on the provision of 40 dwellings on 3.0 hectares.

As there had been a significant increase in the number of proposed new dwellings within Coggeshall to a total of 72, Essex County Council had been consulted again on the draft housing allocations. In response, Essex County Education had stated that the cumulative impact of the three development sites was likely to lead to significant problems in the provision of sufficient primary school places in the village. It was reported that St Peter's School, Coggeshall, together with neighbouring Feering Church of England Primary School and Kelvedon St Mary's Church of England Primary School, would continue to admit up to, or close to, their published admission numbers for the foreseeable future. Furthermore, it would not be possible to expand the size, or number of classrooms at St Peter's School, as it was located on a very restricted site.

Members were advised that, in view of the information provided by County Education, they should consider reviewing site allocations in Coggeshall in order to reduce the number of dwellings to be provided. It was reported that both the smaller and larger sites identified at West Street (COG13HAlt) were considered less suitable than the East Street site due to the potential effect of development on agricultural land, the lack of a defined boundary, landscape impact and impact on a listed building. It was acknowledged that sufficient capacity had already been identified within the Key Service Villages, which included Coggeshall, to meet the requirement for new dwellings as set out in the Core Strategy.

DECISION: That the allocation of Site COG13HAlt – West Street, Coggeshall adjacent to No. 78 West Street for housing be deleted in its entirety from the draft Site Allocations and Development Management Plan and that the development boundary for West Street, as set out on Inset Map 16 of the draft Plan, be retained.

(NOTE: The housing allocations at Site COG12H – Cookfield, East Street, Coggeshall and Site COG20HAlt – Walford Way, Coggeshall have not been deleted).

The meeting commenced at 7.00pm and closed at 10.10pm.

Councillor R G Walters

(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

13TH JUNE 2013

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Item 5 - Site Allocations And Development Management Plan Draft - Inset Plans for the Proposed Gypsy and Traveller Site at Twin Oaks, Stisted and the Villages of Stisted, Audley End and Gestingthorpe, Birdbrook and New England, Black Notley, Castle Hedingham, Finchingfield and Cornish Hall End, Gosfield, Great Notley, Greenstead Green, Helions Bumpstead, Little Yeldham and Ovington, Rayne, Ridgewell, Sturmer, Toppesfield, Wethersfield and Blackmore End, White Colne and Wickham St Paul

Gestingthorpe

Statement by Councillor S Bolter for Gestingthorpe Parish Council (Re. Sites at Gesingthorpe and Audley End (objector to allocations))

Statement by Mr E J B Hoogerwerf, Baytree House, Audley End, Gestingthorpe (Re. Sites GES5X and GES6X - Audley End, Gesingthorpe (objector to allocation))

Black Notley

Statement by Mr Gerraghty (address not supplied) (Re. Site BLA3HAlt - land fronting Brain Valley Avenue, Black Notley) (site promoter))

Gosfield

Statement by Councillor A Strudwick for Gosfield Parish Council (Re. Visually Important Space designation – land fronting The Firs, The Street, Gosfield) (objector to allocation))

Statement by Mr Michael Calder (address not supplied) (Re. Site GOS5HAlt – land North-West of Gosfield (Agent for land owner and site promoter the Wilson Backhouse Trust))

Great Notley

Statement by Mr Paul Hales, Paul Hales Associates, Goslings Farm, Bradwell, Braintree (Re. Site GRN2HAlt - land at London Road, adjacent to the King William Public House, Great Notley (Braintree) (site promoter))

Helions Bumpstead

Statement by Mr Mel Vinton, Stoneyfield, High Street, Fowlmere, Royston, Herts. (Re. Site HEL10X – Allemagne, Timbers and adjacent land, Pale Green, Helions Bumpstead (site promoter/landowner))

Rayne

Statement by Councillor Michael Begley for Rayne Parish Council (Re. Site RAY8X – land East of School Road, Rayne and Site RAY9X - land at Fairy Hall Lane, Rayne (objector to allocations))

Ridgewell

Statement by Mr Derek Mason, Pineside, Ashen Road, Ridgewell (Re. Site RID5X - Pineside, Ashen Road, Ridgewell (site promoter/landowner))

Sturmer

Statement by Ms Gabrielle Rowan, Pegasus Group, 3 Pioneer Court, Chivers Way, Histon, Cambridge (Re. Site STU1HAIt – land adjacent to Crunch Croft, Sturmer (Agent for site promoter Construct Reason Ltd and Mr D Jones))

Toppesfield

Statement by Mr Paul Belton, Januarys, 54-62 Newmarket Road, Cambridge (Re. Site TOP1X – land to the West of The Causeway, Toppesfield and Site TOP2X – land to the East of The Causeway, Toppesfield (Agent for land owner/site promoter))

White Colne

Statement by Mr William Paxton, 61A Colchester Road, White Colne (Re. Site WHC4X – land to the rear of 65 Colchester Road, White Colne (objector to allocation))

Statement by Mr John Wild (address not supplied) (Re. Site WHC3H – land South of Colchester Road, White Colne (objector to allocation))

2 Statements Relating to Item 6 - Site Allocations and Development Management Plan Draft - Report on Halstead Bypass and Coggeshall Infrastructure

Halstead Bypass

Statement by Councillor Joe Pike 21 Bois Field Terrace, Halstead, Essex County Council elected Member for the Halstead Division (supporting the retention of Halstead Bypass)

Statement by Councillor Malcolm Fincken, 5 Knowles Close, Halstead, District Council elected Member for Halstead Trinity Ward and Halstead Town Councillor (supporting the retention of Halstead Bypass)

Coggeshall Infrastructure

Statement by Councillor Susan Wilson, 15 Knights Road, Coggeshall for Coggeshall Parish Council (Re. Site COG12H – Cookfield, East Street, Coggeshall and Site COG13HAlt – West Street, Coggeshall adjacent to No. 78 West Street (objector to allocations))

Statement by Mr Edward Gittins, Edward Gittins and Associates, Unit 5, Patches Yard, Glemsford, Suffolk (Re. Site COG13HAlt – West Street, Coggeshall adjacent to No. 78 West Street (Agent for land owner/site promoter))

Statement by Mr D Stebbing, c/o 76 West Street, Coggeshall (Re. Site COG13HAlt – West Street, Coggeshall adjacent to No. 78 West Street (Agent for objectors to allocation))