

Minutes

Local Development Framework Sub- Committee 11th April 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 | Apologies |
| J M Money | Yes | R G Walters | Yes |

69 **DECLARATIONS OF INTEREST**

INFORMATION: The following interest was declared:

Councillor W D Scattergood declared a non-pecuniary interest in Agenda Item 5 – Site Allocations and Development Management Plan - Inset Plans for Halstead, Sible Hedingham, Great Maplestead, Shalford, Shalford Church End and Panfield as she knew some land owners and objectors in respect of sites at Great Maplestead and Sible Hedingham.

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

70 **MINUTES**

DECISION: The Minutes of the meeting of the Local Development Framework Sub-Committee held on 26th March 2013 were confirmed as a correct record and signed by the Chairman, subject to paragraph 2 of the Decision relating to Earls Colne contained in Minute 67 being amended to read as follows (all other paragraphs of the Decision remain unchanged):-

Earls Colne

‘2. That the proposed development boundary at EAR1H(N) and (S) - Land to the South of Halstead Road, Earls Colne be amended to exclude the area of informal recreation from the development boundary, as shown on Map 23 contained within the Appendix to the Agenda and entitled ‘Proposed Submission Inset Map Earls Colne West - Earls Colne and White Colne West – Draft Site Allocation Plan Revised’.

71 **QUESTION TIME**

INFORMATION: Seventeen statements were made. 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.

72 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN DRAFT - INSET PLANS FOR HALSTEAD, SIBLE HEDINGHAM, GREAT MAPLESTEAD, SHALFORD, SHALFORD CHURCH END AND PANFIELD**

(Councillor Hylton Johnson (District Council Ward Councillor for Hedingham and Maplestead) attended the meeting and spoke on this item and, in particular, site SIB9X, Sible Hedingham).

(Councillor John Skittrall (Vice-Chairman of Sible Hedingham Parish Council) attended the meeting and spoke on this item and, in particular, sites SIB9X and SIB10X, Sible Hedingham).

(Councillor Peter Haylock (Chairman of Great Maplestead Parish Council) attended the meeting and spoke on this item and, in particular, site GRM5, Great Maplestead).

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 Halstead, Sible Hedingham, Great Maplestead, Shalford, Shalford Church End and Panfield.

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 Inset Plans and recommendations as set out in the report for the town of Halstead and the villages of Sible Hedingham, Great Maplestead, Shalford, including Shalford Church End and Panfield be approved, subject to the recommendations relating to Halstead, Sible Hedingham and Shalford, including Shalford Church End, being amended as follows :-

Halstead

1. That the proposed Halstead Bypass be deleted from the Proposals Map and from Policy ADM49 as this is un-funded and therefore undeliverable within the Plan period.
2. That the draft Care Home site allocation at HTR3SH - Blamsters, Mount Hill, Halstead and the reference to it in Policy ADM6 be retained.
3. That Policy ADM36 - Comprehensive Development Area - Land to the East of the High Street, Halstead be amended as follows:-

‘Land East of Halstead High Street between The Centre and Factory Terrace is allocated as a Comprehensive Development Area for mixed-use development, which could include residential, retail, B1 employment, **open space** and community uses.

A development brief will be required for the whole site prior to redevelopment, which should address the following issues:-

Satisfactory **vehicular and** service access **to the site**

Satisfactory pedestrian access to the High Street and other adjoining streets

Appropriate provision ~~for shoppers parking~~ **of open space**

Retention of protected trees **and habitat for protected species**

Protection of the setting of listed buildings and enhancement of the conservation area

Retention of at least one air raid shelter

Protection of views into the site, including those from across the valley.’
4. That the boundary of housing site HTR6H - New Street, Halstead be amended to exclude the footpath access to the public gardens from New Street from the site and to designate this footpath access as part of the public gardens informal recreation.
5. That the layout of HAS11H - Central Park, Halstead be discussed with the site promoters to agree the layout of the site, the area of the site to become part of the river walk, and footpath links from the site.
6. That the town development boundary along Hedingham Road, Halstead near to Ashlong Grove be amended so that the boundary follows the road rather than being set back from the road by about five metres.
7. That no changes be made to the development boundary for Halstead, and none of the alternative sites, or new sites proposed for Halstead in representations and referred to in the report, be allocated.

Sible Hedingham

1. That consideration of site SIB9X – Land to the rear of the former Swan Public House, Swan Street, Sible Hedingham be deferred and Officers requested to consider and report back to the Sub-Committee on any options which may be available which could bring about improvements to the building and the environment on the basis of these being cost neutral with no financial gain.
2. That site SIB10X - Land at Alderford Maltings, Alderford Street, Sible Hedingham be not allocated as a residential site of 10 or more dwellings.
3. That Molly's Wood, off Hulls Mill Lane, Sible Hedingham be allocated as a community woodland/orchard.
4. That land between Swan Street and Grays Hall Meadow, Sible Hedingham be allocated as visually important open space.

Shalford and Shalford Church End

1. That consideration of site SHA7HAIt - Land at White Court, Braintree Road, Shalford Church End be deferred to enable further information to be submitted to a future meeting of the Sub-Committee on the proposed land use designation for the site, including the line of the development boundary, and informal recreation and visually important space allocations.
2. That the extent of the educational use allocation at Shalford Primary School, Shalford Church End be amended to include the whole of the school grounds, as shown on Inset Map No. 51 – Shalford Church End – Revised contained within the Appendix to the Agenda.
3. That no alternative sites be allocated in Shalford and Shalford Church End.
4. That the line of the development boundary between 1 Fox Cottages and Gables, Shalford Church End be amended to reduce and straighten the boundary as shown on Map 'Shalford Church End – Revised v2' circulated at the meeting and published on the Council's web site.

The meeting commenced at 6.00pm and closed at 8.30pm.

Councillor R G Walters
(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

11TH APRIL 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 - Inset Plans for Halstead, Sible Hedingham, Great Maplestead, Shalford, Shalford Church End and Panfield

Halstead

- (i) Statement by Mrs Jane Giffould, 20 Weavers Row, Halstead
- (ii) Statement by Ms Eileen Penn, Halstead 21st Century Group (address not available)
- (iii) Statement by Mrs Judith Slater, Red House Barn, Morris Green, Sible Hedingham
- (iv) Statement by Mrs Pauline Hennessey, c/o Mark Jackson Planning, Gateway House, 19 Great Notley Avenue, Great Notley, Braintree
- (v) Statement by Mr Will Hales, Paul Hales Associates, Goslings Farm, Sheepcotes Lane, Bradwell
- (vi) Statement by Mr Dave Pleasance, 5 Greenbanks, Halstead

Sible Hedingham

- (i) Statement by Mr Andrew Prill (address not available)
- (ii) Statement by Mr Adrian Buckingham, 2 Gainsford End Road, Toppesfield
- (iii) Statement by Councillor John Skittrall, Vice-Chairman of Sible Hedingham Parish Council.
- (iv) Statement by Councillor Hylton Johnson, Braintree District Council Ward Member for Hedingham and Maplestead

Great Maplestead

- (i) Statement by Mr Ian Johnson, Pink Cottage, Purls Hill, Great Maplestead
- (ii) Statement by Mr Martin Elms, Hunters Wood, Church Street, Great Maplestead

- (iii) Statement by Mr David Money, Chairman of Village Design Statement Team, Catkins, Toldish Hall Road, Great Maplestead
- (iv) Statement by Mr Mark Jackson, Mark Jackson Planning, Gateway House, 19 Great Notley Avenue, Great Notley, Braintree, (Agent)
- (v) Statement by Councillor Peter Haylock, Chairman of Great Maplestead Parish Council

Shalford and Shalford Church End

Statement by Mrs Jo Mayo, 1 Fox Cottages, Church End, Shalford

Panfield

Statement by Mr Chris Loon, Springfields Planning and Development, 15 Springfields, Great Dunmow