

# Minutes

## Local Development Framework Sub- Committee 26<sup>th</sup> March 2013



Present:

Councillors	Present	Councillors	Present
D L Bebb	Yes	Lady Newton	Yes (until 7.15pm)
G Butland	Yes	W D Scattergood	Apologies
A V E Everard	Yes	C Siddall	Yes (from 6.07pm)
M C M Lager	Yes	M Thorogood	Apologies
J M Money	Yes	R G Walters	Yes

### 64 **DECLARATIONS OF INTEREST**

**INFORMATION:** The following interests were declared:

Councillor M C M Lager declared a non-pecuniary interest in Agenda Item 6 – Open Spaces Action Plan – 2013 Update as he was a Member of Witham Town Council which owned, or leased assets referred to in the Plan.

Councillor Councillor Lady Newton declared a non-pecuniary interest in Agenda Item 5 – Draft Site Allocations and Development Management Plan - Inset Plans for Coggeshall, Earls Colne, Earls Colne Airfield, Feering and Kelvedon as she knew the owner of the Dutch Nursery, West Street, Coggeshall which was referred to in the report.

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

### 65 **MINUTES**

**DECISION:** The Minutes of the meeting of the Local Development Framework Sub-Committee held on 13<sup>th</sup> February 2013 were confirmed as a correct record and signed by the Chairman.

### 66 **QUESTION TIME**

**INFORMATION:** Fourteen 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.

67 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN DRAFT - INSET PLANS FOR COGGESHALL, EARLS COLNE, EARLS COLNE AIRFIELD, FEERING and KELVEDON**

(Councillor T J W Foster (District Council Ward Councillor for Kelvedon) attended the meeting and spoke on this item and, in particular, site FEE10, Feering).

**INFORMATION:** Mrs E Dash, Planning Policy Manager, presented a report on the preparation of the Site Allocations and Development Management Plan and the Draft Village Inset Plans to be included within it. The report included proposed Village Inset Plans for Coggeshall, Earls Colne, Earls Colne Airfield, Feering and Kelvedon.

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 9<sup>th</sup> January and 22<sup>nd</sup> 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 Village Inset Plans for Coggeshall, Earls Colne, Earls Colne Airfield, Feering and Kelvedon, and the specific recommendations set out in the report relating to these settlements, be approved, subject to the recommendations relating to Coggeshall and Earls Colne being amended as follows :-

Coggeshall

1. That site COG20HAIt - Land at Walford Way, Coggeshall be allocated as a residential site of over 10 dwellings in the Site Allocations and Development Management Plan, with an estimated capacity of an additional 20 dwellings.
2. That the housing allocation at COG12H – Land at East Street, Coggeshall be retained.
3. That the allocation at COG11HAIt – Vicarage Fields, land rear of West Street, Coggeshall be amended from formal recreation to informal recreation.

4. That proposals for COG21X - The Dutch Nursery, West Street, Coggeshall be investigated and a report submitted to a future meeting of the Local Development Framework Sub-Committee.
5. That site COG13HAlt – Land at West Street, Coggeshall adjacent to No. 78 West Street be allocated as a housing site for 10 or more dwellings based on the option for a capacity of 40 dwellings, including 16 affordable units, on 3.0 hectares with a car park of 18 spaces for Nos. 60-78 West Street, a B1 employment area and open space.
6. That the garden of The Old Vicarage, West Street, Coggeshall be designated as Visually Important Space.
7. That no other alternative sites in Coggeshall (i.e. apart from COG20 HAlt – Land at Walford Way, Coggeshall and COG13HAlt – Land at West Street, Coggeshall) be allocated.

#### Earls Colne

1. That, subject to consultation with Earls Colne Parish Council and Essex County Council Historic Environment Section, the area proposed for residential development at EAR1H(N) be enlarged, to ensure sufficient space for a suitable design which respects properties in Halstead Road and to accommodate a modest extension to the GP Surgery Car Park, subject to confirmation that this would be acceptable to the Highways Authority.
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.
3. That consideration of site EAR3H – Land off Station Road, Earls Colne be deferred.
4. That the new proposed site EAR22X – Land to the rear of Springtrees, Tey Road, Earls Colne be not allocated for residential development of 10 or more dwellings.

## 68 **OPEN SPACES ACTION PLAN - 2013 UPDATE**

**INFORMATION:** Consideration was given to the 2013 update of the Open Spaces Action Plan.

The Open Spaces Action Plan outlined proposals for the provision and enhancement of open spaces in the Braintree District to which financial contributions sought from developers under the Open Spaces Supplementary Planning Document could be allocated.

The Action Plan was kept under continuous review and had been subject to extensive revision during 2012, including consultation with Parish and Town Councils and District Councillors.

In discussing this item, Councillors referred to inaccuracies in the Action Plan regarding some site descriptions. It was agreed that the Action Plan should be updated to correct these errors and that the revised Plan should be submitted to Cabinet for approval. It

was agreed that once final approval had been obtained, the revised Plan should be circulated to Councillors.

**DECISION:** That it be **RECOMMENDED to Cabinet** that the 2013 Update to the Open Spaces Action Plan, as amended, be approved.

#### Local Development Framework Process – Site Allocations Consultation and Publicity

A Member of the Sub-Committee drew attention to concerns expressed by members of the public during the meeting about the Local Development Framework site allocations process and the adequacy of publicity. The Chairman agreed that this issue should be discussed at a future meeting of the Sub-Committee.

The meeting commenced at 6.00pm and closed at 8.20pm.

Councillor R G Walters  
(Chairman)

## APPENDIX

### LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

26<sup>TH</sup> MARCH 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 for Consultation - Inset Plans for Coggeshall, Feering, Kelvedon, Earls Colne and Earls Colne Airfield (General Statements)
  - (i) Statement by Mr Jim Konig, 107 Bridport Way, Braintree
  - (ii) Statement by Mr Joseph Greenhow, 5A Patches Yard, Cavendish Lane, Glemsford, Suffolk
2. Statements Relating to Item 5 - Site Allocations and Development Management Plan Draft for Consultation - Inset Plans for Coggeshall, Feering, Kelvedon, Earls Colne and Earls Colne Airfield

#### Coggeshall

- (i) Statement by Mr Gary Cole for Mr Scot Yeates (address not available)
- (ii) Statement by Mr Winter, Agent for Dutch Nursery, West Street, Coggeshall
- (iii) Statement by Mr Edward Gittins, Edward Gittins Assocs, Unit 5, Patches Yard, Glemsford, Suffolk (Site COG 13) (Agent for Supporter of site)
- (iii) Statement by Mr Philip Howarth, The Cart Lodge, West Street, Coggeshall
- (v) Statement by Mr Oliver King, c/o Rob Riding, Pegasus Group, Pegasus House, Querns Business Centre, Whitworth Road, Cirencester, Gloucs

#### Feering

- (i) Statement by Mr Mark Talbott, 126 Feering Hill, Feering
- (ii) Statement by Councillor Tom Foster, Braintree District Council Ward Member – Kelvedon

### Kelvedon

- (i) Statement by Mr Edward Gittins, Edward Gittins Assocs, Unit 5, Patches Yard, Glemsford, Suffolk (Site KEL1MAIt) (Agent for Supporter of site)
- (ii) Statement by Mr David Delamain, 16 Brockwell Lane, Kelvedon

### Earls Colne

- (i) Statement by Mr John Wilson (address not available)
- (ii) Statement by Mr Michael Smith, JCN Design, 2 Exchange Court, London Road, Feering
- (iii) Statement by Mr Andrew Carne, 25 Halstead Road, Earls Colne