

Minutes



Local Development Framework Sub- Committee

24th October 2012

Present:

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

Councillors J E Abbott, D Mann, J P L P O'Reilly-Cicconi (until 8.15pm), R Ramage, L Shepherd and G A Spray were also in attendance.

26 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:

Councillor J E Abbott declared a non-pecuniary interest in Agenda Item 7 – Draft Site Allocations and Development Management Plan Policies - Housing, Transport, and Design and Heritage (Policy ADM 25 - Illuminated Signs in Conservation Areas) as he was an Ordinary Member of Witham and Countryside Society.

Councillor D L Bebb declared a non-pecuniary interest in Agenda Item 5 – Site Allocations and Development Management Plan and Draft Inset Plan for HATFIELD PEVEREL (proposed access road and Sorrells Field) as District Council Ward Councillor for Hatfield Peverel.

Councillor C Siddall declared a non-pecuniary interest in Agenda Item 7 – Draft Site Allocations and Development Management Plan Policies - Housing, Transport, and Design and Heritage (Policy ADM 7 - Gypsy and Traveller and Travelling Showpersons Accommodation) as District Council Ward Councillor for The Three Colnes.

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

27 **MINUTES**

DECISION: The Minutes of the meeting of the Local Development Framework Sub-Committee held on 27th September 2012 were confirmed as a correct record and signed by the Chairman.

28 **QUESTION TIME**

INFORMATION: There were three statements 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. An audio recording of the meeting is available from Member Services.

29 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN - DRAFT INSET PLAN FOR HATFIELD PEVEREL**

INFORMATION: Members were reminded that at its meeting on 24th January 2012, the Local Development Framework Panel had approved a draft Inset Plan for Hatfield Peverel, which included a proposed access road to Arla Dairy (across Sorrells Field).

Members were advised that the agent for the owner of Sorrells Field had subsequently advised the District Council that his client would be willing to provide an access road if the site could be developed for housing (approximately 40 dwellings). Hatfield Peverel Parish Council had indicated that it did not support such residential development, but did still support a one way access route to Arla Dairy.

As there were questions about Arla Dairy's long-term future in Hatfield Peverel, the Dairy site had been allocated as a Comprehensive Development Area in the draft Site Allocations and Development Management Plan for mixed employment and housing uses. Officers considered that this site, together with a site near to The Vineyards, Hatfield Peverel (HAT 14), would provide sufficient housing (approximately 80 dwellings) to meet the targets for the Key Service Villages and that the allocation of Sorrells Field for residential development was not necessary. Furthermore, it was considered that a better access route to the Dairy for HGVs could be achieved by widening Bury Lane. On this basis, Officers considered that the provision of an access road to Arla Dairy was unlikely to be deliverable and that it should be removed from the draft Plan.

In considering all the representations which had been submitted, Members of the Sub-Committee did not support the Officers' recommendation.

Post Meeting Note: In response to paragraph 1.7 of the Officers' report, a representative of Arla Foods has stated that 'Arla Foods has an on-going commercial operation on the site and there has been no decision or discussion regarding the future of the site'.

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

The provision of an access road to Arla Dairy, Hatfield Peverel through Sorrells Field be retained and Sorrells Field allocated for residential development, subject to the access road to the Dairy being constructed first before any residential development on Sorrells Field takes place, and that the draft Site Allocations and Development Management Plan for Hatfield Peverel be amended accordingly.

30 **BRAINTREE RETAIL STUDY UPDATE 2012**

INFORMATION: Members were advised that the Council had appointed Nathaniel Lichfield and Partners to prepare a retail study update to ensure that retail boundaries, allocations and policies in the Site Allocations and Development Management Plan were based on robust, up-to-date evidence.

The study included an assessment of existing retail provision, town centre health-checks, a survey of existing shopping patterns, and an assessment of retail capacity and need, with recommendations on future retail provision and policy.

A further report would be submitted to the next meeting of the Sub-Committee on the proposed retail boundary for the District Centre at Great Notley; local centre boundaries for the Key Service Villages; and recommended wording for retail policies and retail site allocations.

Members were advised that formal approval of the Retail Study Update 2012 was being deferred to a future meeting of the Sub-Committee pending clarification of a specific issue with Nathaniel Lichfield and Partners.

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

1. The inclusion of the Retail Study Update 2012 as part of the Local Development Framework evidence base be deferred for approval at a future meeting.
2. The town centre boundaries, primary shopping areas and primary and secondary retail frontages for Braintree, Witham and Halstead as proposed in the Retail Study Update and set out on the maps attached at Appendix 1 to the Agenda report be approved for inclusion in the draft Site Allocations and Development Management Plan.
3. The following thresholds for retail impact assessments be approved for inclusion in the draft Site Allocations and Development Management Plan:-

Braintree - 2500sqm gross
Halstead and Witham – 1500sqm gross
Great Notley – 1000sqm gross
Local Centres - 500sqm gross

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN - DRAFT POLICIES ON HOUSING, TRANSPORT, AND DESIGN AND HERITAGE

(Councillor J E Abbott (District Council Ward Councillor for Bradwell, Silver End and Rivenhall) attended the meeting and spoke on this item on various matters).

(Councillor J P L P O'Reilly-Cicconi (District Council Ward Councillor for Gosfield and Greenstead Green) attended the meeting and spoke on this item, in particular on Policy ADM 11 - Replacement Dwellings in the Countryside).

(Councillor I Sparks (representing Earls Colne Parish Council) attended the meeting and spoke on this item, in particular on Policy ADM 7 - Gypsy and Traveller and Travelling Showpersons Accommodation).

INFORMATION: Consideration was given to a report setting out recommended draft policies and supporting text for the Site Allocations and Development Management Plan. The policies were in accordance with the National Planning Policy Framework (NPPF) and the adopted Core Strategy and they would replace the Local Plan Review policies once the Site Allocations and Development Management Plan had been adopted by the Council. The Plan, together with the Core Strategy and NPPF, would be used in the determination of planning applications. Public consultation on the draft policies and public examination by an independent planning Inspector would take place prior to adoption.

In discussing this item, it was agreed that the abbreviated Policy reference should be amended from SADM (Site Allocations and Development Management) to ADM (Allocations and Development Management)

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

The draft policies and supporting text on housing; transport; and design and heritage issues, as set out in the report, be approved for inclusion in the draft Site Allocations and Development Management Plan, subject to the following amendments:-

Policy ADM 7 - Gypsy and Traveller and Travelling Showpersons Accommodation

The Sub-Committee approved this Policy, subject to the deletion of the proposed site at Peaks Corner, Tey Road, Earls Colne (one pitch), and to approval of the Twin Oaks, Stisted site being subject to access to the site being achievable.

Policy ADM 8 - Housing and Density

Consideration of this Policy was deferred pending the submission of information on the provision of 'lifetime homes'.

Policy ADM 10 - Residential Alterations, Extensions and Outbuildings in the Countryside

The Sub-Committee approved this Policy, subject to the words 'traditional rural qualities' being defined, and to the date '1st April 1974', as set out in the explanatory text, being clarified.

Policy ADM 11 - Replacement Dwellings in the Countryside

The Sub-Committee approved this Policy, subject to the final paragraph being amended to read:-

The size of the replacement dwelling should not be significantly larger than the original dwelling by virtue of the demolition of outbuildings on the site and should be appropriate to the countryside setting.

and to the date '1st April 1974', as set out in the explanatory text, being clarified.

Hamlets

The Sub-Committee agreed, contrary to the Officers' recommendation, that the hamlet policy (RLP16) should be replaced. Members of the Planning Committee were requested to submit proposed wording for a replacement Policy to Officers for approval at a future meeting.

Policy ADM 20 - Layout and Design of Development

The Sub-Committee approved this Policy, subject to a further report on the inclusion of wording which would ensure future maintenance of developments eg. landscaping and block paving; and to the penultimate paragraph being amended to read:-

The design and level of any lighting proposals will need to be in context with the local area; comply with the NPPF; and avoid or minimise glare, spill and light pollution.

Policy ADM 21 - Outdoor Advertisements

Consideration of this Policy was deferred pending the submission of information on the suitability of advertising signs for farm shops and the possible inclusion of wording within the Policy to cover this.

Policy ADM 25 - Illuminated Signs in Conservation Areas

The Sub-Committee approved this Policy, subject to the third and final paragraphs being amended to read:-

Well-designed hanging signs using traditional materials and lettering will be considered on their merits, in relation to the buildings and the setting. Any illumination necessary shall take the form of discreet, downward directed external lighting.

Where illumination is proposed for shop fronts it should always be provided externally and be downward directed.

Future Meetings

It was reported that the next meeting of the Local Development Framework Sub-Committee would take place on 7th November 2012 and that an additional meeting of the Sub-Committee had been arranged for 5th December 2012.

The meeting commenced at 6.00pm and closed at 8.38pm.

Councillor R G Walters
(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

24th OCTOBER 2012

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 and Draft Inset Plan for Hatfield Peverel (proposed access road and Sorrells Field)
 - (i) Statement by Mr John Irving, 2 Sorrells Cottages, Bury Lane, Hatfield Peverel
 - (ii) Statement by Mr Andy Butcher, Strutt & Parker LLP, Coval Hall, Chelmsford (Agent)
 - (iii) Statement by Councillor D L Bebb, White Hart Cottage, Maldon Road, Hatfield Peverel (District Ward Councillor)