

Minutes

Local Plan Sub-Committee

28th November 2016

Present:

Councillors	Present	Councillors	Present
D Bebb	Yes	Mrs J Money	Yes
Mrs L Bowers-Flint (Chairman)	Yes	Lady Newton	Yes
G Butland	Yes	J O'Reilly-Cicconi	Yes
T Cunningham	Yes	Mrs W Scattergood	Yes
D Hume	Apologies	Miss M Thorogood	Yes

Councillors Bowers, Mrs Kilmartin, Schwier, Siddall (until 7.20pm) and Mrs Spray (until 7.20pm) were also in attendance.

39 **DECLARATIONS OF INTEREST**

INFORMATION: There were no interests declared.

40 **MINUTES**

DECISION: That the Minutes of the meetings of the Local Plan Sub-Committee held on 31st October 2016 and 10th November 2016 be approved as a correct record and signed by the Chairman.

41 **QUESTION TIME**

INFORMATION: There were five 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.

42 **BRAINTREE DRAFT LOCAL PLAN – CONSULTATION RESPONSES**

INFORMATION: Consideration was given to a report summarising the comments submitted to the Council following public consultation on the draft Local Plan which had taken place between 27th June 2016 and 19th August 2016. The report included information about proposed new sites which had been put forward and, where applicable, recommended amendments.

The report related to the villages of Coggeshall, Earls Colne, White Colne, Earls Colne Airfield, Finchingfield, Cornish Hall End, Great Bardfield, Bardfield Saling, Great Notley, Black Notley, Greenstead Green, Wethersfield, Blackmore End, White Notley and Faulkbourne. Maps of the sites which had been put forward for consideration and the proposed Inset Maps for each village and settlement to be contained within the Pre-Submission Local Plan were included in an Appendix to the report.

The Plan included 68 strategic and non-strategic policies set around the key themes of 'A Prosperous District'; 'Creating Better Places'; and 'The District's Natural Environment'. The report summarised the comments submitted in respect of the 'Introduction', 'Background', 'What Happens Next', 'Spatial Strategy' and 'Glossary' sections of the Plan and it set out proposed amendments to the text and policies relating to these.

In considering the Inset Map for Finchingfield, it was reported that there was a typographical error in the report and that the word 'inappropriate' should be added to the end of paragraph 5.7.

In discussing the Inset Map for Great Notley and proposed Policy LPP17, Members of the Sub-Committee expressed concern that development could increase the use of and have an adverse impact on Bakers Lane, Black Notley and it was proposed that the Policy should be amended by the addition of the words 'only if it is an essential requirement of the development' to the third paragraph.

With regard to Wethersfield, it was reported that there was a typographical error in the report and that the word 'doctors' should be deleted from paragraph 9.1. Specific reference was made to the proposed residential development sites WETH624 - Land on corner of Braintree Road and West Drive, Wethersfield and WETH636 – Land at Hudsons Hill, Wethersfield. Wethersfield Parish Council had indicated its support for residential development of these sites. It had been recommended that site WETH624 should be allocated as a residential site. Members supported also the development of the Northern part of site WETH636 and to amend the development boundary to include the part of the site lying to the North of buildings at Parsonage Farm.

DECISION:

- (1) That the Inset Map for Coggeshall remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (2) That the text and Policy for the Former Dutch Nursery Site, West Street, Coggeshall be approved as follows:-

Former Dutch Nursery, West Street, Coggeshall

The redevelopment of the former Dutch Nursery site in Coggeshall will be supported for a mixed use regeneration scheme. The site will be expected to provide a range of uses including residential, but also commercial uses in order to off-set the loss of employment and retail uses which previously existed on the site.

Policy - Former Dutch Nursery, West Street Coggeshall

The Dutch Nursery site has been identified on the proposals map as a comprehensive development area. Re-development proposals will be supported which could provide a mixture of uses including;

- *Residential*
- *Employment and*
- *Retail*

Community uses will also be encouraged including, but not limited to, public access to the river, and informal recreation space.

Part of the site is within the Flood Zone and built development would not be supported in this area.

- (3) That the Inset Map for Surrex Hamlet remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (4) That the Inset Map for Earls Colne and White Colne West be amended to include Site EARC221 – Land East of Monks Road, Earls Colne as a residential allocation and to remove the residential allocation at Harold Simm Court, Earls Colne, as shown in the Appendix.
- (5) That the Inset Map for Earls Colne and White Colne East remains unchanged from the draft Local Plan, as shown in the Appendix.
- (6) That the Inset Map for Earls Colne Airfield remains unchanged from the draft Local Plan, as shown in the Appendix.
- (7) That the Inset Map for Finchingfield remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (8) That the Inset Map for Cornish Hall End remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (9) That the Inset Map for Great Bardfield be amended to include part of site GRBA255 (255A) – Land South of Alienor Avenue, off Braintree Road, Great Bardfield, as shown in the Appendix.
- (10) That Bardfield Saling does not have a development boundary and remains as a countryside location.
- (11) That the Inset Map for Black Notley remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (12) That the Inset Map for Great Notley be amended to allocate Site BLAN633 – 197-201 London Road, Great Notley as a residential development site and to alter the strategic growth location boundary of Site BLAN114 – Land East of

Great Notley/South of Braintree to include small areas along Bakers Lane, as shown in the Appendix.

- (13) That the text relating to Land East of Great Notley (within Black Notley Parish) and Policy LPP17 - Strategic Growth Location - Land East of Great Notley, South of Braintree be approved as follows:-

Land East of Great Notley (within Black Notley Parish)

This site is the largest urban extension allocation in the Local Plan and will expect to provide a new community linked to both neighbouring Great Notley and Braintree. Whilst in Black Notley Parish the development will need to ensure that the character of Black Notley village remains separate to the development. Given the scale of the development, an appropriate level of new community services and facilities will need to be provided on the site, and further detail on the extent and quantum of these will be developed during the planning process in consultation with the local residents and Parish Councils.

A high standard of design and layout will be expected for strategic growth locations, the production of master plans, and design codes would be encouraged to ensure developments are of the highest standard.

LPP 17 - Strategic Growth Location - Land East of Great Notley, South of Braintree

A Strategic Growth Location has been identified at land east of Great Notley, south of Braintree and is shown on the Proposals Map. Development will be expected to provide;

- *2,000 new homes of a mixed size and type appropriate to the area*
- *Affordable housing as per the Council's requirements*
- *Appropriate employment uses to support a major new community*
- *Primary school facilities and either contributions to, or provision of secondary education facilities*
- *Community facilities including a contribution to or location for NHS facilities*
- *Local retail and food outlets as part of a village centre*
- *A minimum of 3 new 56 place early years and childcare facilities, potentially co-located with any new primary school*
- *Public open space, and informal and formal recreation*
- *Provision of a Gypsy and Traveller site*

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed.

The main access to the site will be from London Road and Notley Road, with additional minor vehicle access from Bakers Lane only if it is an essential requirement of the development. All access points will have to be agreed to the satisfaction of Essex County Council Highways.

The development will be expected to integrate with existing developments and the wider area through provision of public footpath, cycle ways and, where opportunities exist, to Bridleways. This could be done through the enhancement of existing public rights of way or by the creation of new rights of way.

The development is expected to be planned and delivered in a holistic way, and not as smaller portions of separate development. Development proposals which would compromise the delivery of an identified strategic growth location will be resisted.

- (14) That the Inset Map for Greenstead Green remains unchanged from the draft Local Plan, as shown in the Appendix.
- (15) That the Inset Map for Wethersfield be amended to allocate Site WETH624 - Land on corner of Braintree Road and West Drive, Wethersfield as a residential site, and that a development boundary for residential development be drawn around land North of buildings at Parsonage Farm of Site WETH636 – Land at Hudsons Hill, Wethersfield. That the rest of the Inset Map for Wethersfield remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (16) That the Inset Map for Blackmore End remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (17) That the Inset Map for White Notley remains unchanged from that in the draft Local Plan, as shown in the Appendix.
- (18) That Faulkbourne remains as a hamlet in the countryside.
- (19) That the text for the 'Introduction', 'Background' and 'What Happens Next' sections of the Local Plan be amended, as set out in the report.
- (20) That 'Chapter 5 - Spatial Strategy' of the Local Plan be amended, as set out in the report.
- (21) That the 'Glossary' section of the Local Plan be amended, as set out in the report.

The meeting commenced at 6.00pm and closed at 7.31pm.

Councillor Mrs L Bowers-Flint
(Chairman)

APPENDIX

LOCAL PLAN SUB-COMMITTEE

28TH NOVEMBER 2016

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses - Coggeshall

Statement by Councillor Trevor Plumb, for Coggeshall Parish Council, c/o Ms D Morgan, Clerk to Coggeshall Parish Council, Council Offices, Stoneham Street, Coggeshall (Supporter of Officer Recommendation)

2 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses - Coggeshall

Statement by Mr Chris Bevan, for Coggeshall Town Football Club, West Street, Coggeshall (promoter of site)

3 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses - Site at West Street, Coggeshall

Statement by Mr James Buxton, Pigeon Land, Linden Square, 146 Kings Road, Bury St Edmunds, Suffolk (Agent for promoter of site)

4 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses – Earls Colne

Statement by Councillor Mrs Gabrielle Spray, Braintree District Ward Councillor for The Colnes, 21 Morleys Road, Earls Colne (Objector to Site EARC221 – Earls Colne)

5 Statement Relating to Agenda Item 5 – Braintree Draft Local Plan - Consultation Responses – Sites WETH624 and WETH636, Wethersfield

Statement by Mr Edward Gittins, Edward Gittins & Associates, Unit 5, Patches Yard, Cavendish Lane, Glemsford, Sudbury (for promoters of sites)