

Minutes

Local Plan Sub-Committee

15th February 2017

Present:

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

Councillors Mrs Garrod, Mrs Pell and Schwier (until 7.12pm) were also in attendance.

48 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:

Councillor Mrs L Bowers-Flint declared a non-pecuniary interest in Agenda Item 6 – Braintree Draft Local Plan - Consultation Responses – Halstead Inset Maps and specifically Sites HATR308 and HATR309 - Blamsters, Mount Hill, Halstead as Mr Mark Jackson, who was speaking at the meeting during Question Time was a former employee of Braintree District Council and was known to her.

Councillor G Butland declared a non-pecuniary interest in Agenda Item 6 – Braintree Draft Local Plan – Consultation Responses – Halstead Inset Maps and specifically Sites HATR308 and HATR309 - Blamsters, Mount Hill, Halstead as the elected Member for the Braintree Town Division of Essex County Council.

Councillor D Hume declared a non-pecuniary interest in Agenda Item 6 – Braintree Draft Local Plan – Consultation Responses – Halstead Inset Maps as some people who were speaking at the meeting during Question Time and were in attendance at the meeting were known to him.

Councillor J O'Reilly-Cicconi declared a non-pecuniary interest in Agenda Item 6 – Braintree Draft Local Plan - Consultation Responses – Halstead Inset Maps and specifically Sites HATR308 and HATR309 - Blamsters, Mount Hill, Halstead as Mr Mark Jackson, who was speaking at the meeting during Question Time was a former employee of Braintree District Council and was known to him.

Councillor Mrs W Scattergood declared a non-pecuniary interest in Agenda Item 6 – Braintree Draft Local Plan – Consultation Responses – Halstead Inset Maps and

specifically Sites HATR308 and HATR309 - Blamsters, Mount Hill, Halstead as the applicant and Mr Mark Jackson, the applicant's agent and former employee of Braintree District Council who was speaking at the meeting during Question Time, were known to her.

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

49 **MINUTES**

DECISION: That the Minutes of the meeting of the Local Plan Sub-Committee held on 15th December 2016 be approved as a correct record and signed by the Chairman.

50 **QUESTION TIME**

INFORMATION: There were four 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.

51 **BRAINTREE DRAFT LOCAL PLAN – REVISED LOCAL DEVELOPMENT SCHEME 2017-2019**

INFORMATION: Members of the Local Plan Sub-Committee considered a report on an updated version of the Local Development Scheme.

The Council was required to publish a Local Development Scheme, which set out the timetable for the production of the Local Plan, other Strategic Growth/Development Plan Documents and Supplementary Planning Documents over the forthcoming three years. The revised, draft Local Development Scheme for 2017-2019 dated January 2017 was attached as an Appendix to the report. The document would replace the previous Local Development Scheme for the period 2016 – 2019, which had been approved in October 2016.

The revised Local Development Scheme proposed that public consultation on the Submission Draft Local Plan should take place in June and July 2017 and that the Plan would be submitted to the Planning Inspectorate in Autumn 2017. Following submission to the Planning Inspectorate, it was anticipated that public examinations would take place in Winter 2017 and Spring 2018 and that the Plan would be adopted by the Council in September 2018, as previously scheduled.

Members were advised that it had been necessary to amend the timetable for the publication of the submission draft Local Plan and the production of accompanying documents for a number of reasons. A Peer Review led by Lord Kerslake had suggested that the timetable should be modified to ensure that work on the North Essex Garden Community Project, including the provision of supporting evidence and the consideration of alternative options, was completed prior to the submission

of the Plan. It was anticipated that the Government would be publishing a White Paper on planning and housing in early February 2017, which could include significant changes to policy, which would have implications for the Local Plan. Also, the amended timetable would enable the Council to consider the options for the widening of the A12 and the dualling of the A120 which had been published in February 2017.

DECISION: That the Braintree District Local Development Scheme 2017 – 2019 dated January 2017 be approved.

52 **BRAINTREE DRAFT LOCAL PLAN – CONSULTATION RESPONSES – HALSTEAD INSET MAPS**

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 Halstead town. Maps of the sites which had been put forward for consideration and the proposed Inset Maps to be contained within the Pre-Submission Local Plan were included in an Appendix to the report.

In discussing the Inset Maps, Members of the Sub-Committee noted that whilst Halstead had been classified as a 'town' within the District's broad spatial strategy, large scale growth was considered to be less sustainable due to a number of constraints, and smaller scale growth and regeneration was considered to be more appropriate. Whilst acknowledging the constraints, Members indicated that development was taking place within villages and other smaller settlements across the District where there were fewer facilities. It was considered that if the Local Plan process highlighted the need for more sites to be allocated for residential development, suitable, sustainable sites on the edge of, or within Halstead may need to be considered.

In considering Sites HATR308 and HATR309 - Blamsters, Mount Hill, Halstead it was noted that three development proposals had been put forward. These were HATR308 - specialist housing to all 3 areas, 2.47 hectares; HATR308 - C3 residential and supported living of approximately 40 individual units, 2.47 hectares; and HATR309 - specialist housing to Area 3, 1.7 hectares. On 25th May 2016 the Local Plan Sub-Committee had proposed that Site HATR309 should be allocated for specialist housing. However, Members were advised that planning application no. 16/01646/OUT had recently been submitted which proposed residential development of 21 market and affordable homes and 4 supported living homes (Class 3C) on a site which corresponded with the boundaries of allocated Site HATR309 (specialist housing). The application had not been determined to date. However, Essex County Council had expressed the view that the site was already over developed in terms of accommodation for adults with learning disabilities (34 registered beds) and that whilst there was demand for supported living in the Braintree area, the County Council was concerned about supported living accommodation being concentrated in a small area. Instead, it was the County

Council's aim to support adults with learning disabilities to integrate within their local communities. In the circumstances, Members proposed that consideration of these sites be deferred pending the receipt of written advice from Essex County Council on specialist housing/supported living.

DECISION:

- (1) That the indicative line of a Halstead bypass be shown on Inset Map 34 as set out in the Appendix and that Policy LPP40 New Road Schemes be amended to read as follows:-

Policy LPP 40 - New Road Schemes (A131 Halstead Bypass)

A131 Halstead Bypass (the route has not been subject to recent survey or design and is therefore shown as a diagrammatic corridor only, which will be subject to change)

- (2) That Sites HASA654A and HASA654B - Land North of Bluebridge Industrial Estate, Colchester Road, Halstead are not allocated for development.
- (3) That Site GGHR284A - Proposed School Site, Ravens Avenue, Halstead remains allocated for a school.
- (4) That Site GGHR639 – Land East of Tidings Hill, Halstead (GGHR284 - Land at Ravens Avenue, Halstead and GGHR430 - Land at Tidings Hill (East of Firwoods Road), Halstead) is not allocated for development.
- (5) That Site HATR298 - Halstead Business Centre, Factory Lane West, Halstead is not allocated for a comprehensive redevelopment area and that Policy LPP23 and its supporting text are removed.
- (6) That Site HASA293 - Land East of Sudbury Road (The Sleights) adjacent to Churchill Avenue, Halstead and Site GGHR283 - Land adjoining the cricket ground, Sudbury Road, Halstead remain unallocated for residential development.
- (7) That the recreation use allocation on land South of the cricket club, Sudbury Road, Halstead (Sites HASA293 and GGHR283 refer) be removed.
- (8) That Site HASA291 - Land adjoining Cherry Tree Close and Beech Avenue, Halstead is not allocated for development.
- (9) That Site HASA286 - Greenways, Balls Chase, Halstead remains allocated for residential development.
- (10) That Site GGHR307 - Land off Oak Road, Halstead remains allocated for residential development.
- (11) That consideration of the three development proposals represented by Sites HATR308 and HATR309 - Blamsters, Mount Hill, Halstead be deferred

pending the receipt of written advice from Essex County Council about the provision of specialist housing/supported living.

- (12) That Site HATR304 - Land West of Mount Hill, Halstead is not allocated for housing.
- (13) That Site HASA287 - Land East of High Street, Halstead retains its allocation as a comprehensive redevelopment area supported by the following site specific Policy:-

Policy – Comprehensive Development Area - Land East of Halstead High Street

Land East of Halstead High Street between The Centre and Factory Terrace is allocated as a Comprehensive Redevelopment Area which could include new homes, retail and commercial space, open space and community uses.

Redevelopment of the site will need to address the following issues:

- *Satisfactory vehicular, servicing and pedestrian access to the site from the adjoining streets*
 - *Appropriate provision of parking, open space and community space*
 - *Protection of the setting of listed buildings and enhancement of the Conservation Area, including the retention and refurbishment of at least 1 air raid shelter*
 - *Retention of protected trees and habitat for protected species*
 - *Protection of important views into the site, including those from across the valley.*
- (14) That Site HATR296 - Land North of Sloe Hill, Halstead is not allocated for housing and an ancillary nature area, but that it retains its Local Wildlife Site designation.
- (15) That Site HASA290 - Land between Mill Chase and Sudbury Road, Halstead is not allocated for housing development.
- (16) That the employment allocation at Site COLE188 - Land East of Bluebridge Industrial Estate, Colchester Road, Halstead be redrawn to remove its Northern and Eastern extent (3.4ha to remain) as shown in the Appendix.
- (17) That Inset Map 34 - Halstead Town and Inset Map 35 - Halstead Town Centre be approved with the exception of Sites HATR308 and HATR309 - Blamsters, Mount Hill, Halstead, the consideration of which has been deferred to a future meeting of the Local Plan Sub-Committee, and subject to allocated growth in areas adjoining and within the main town of Halstead being revisited if additional, suitable sites for residential development are needed across the District.

BRAINTREE DRAFT LOCAL PLAN – CONSULTATION RESPONSES – POLICIES

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 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 'Employment', 'Rural Enterprise', 'Tourist Development Within the Countryside', 'Equestrian Facilities', 'Community Facilities', 'Educational Establishments', 'Local Community Services and Facilities', 'Cemeteries and Churchyards' and 'An Inclusive Environment' sections of the Plan and it set out proposed amendments to the text and policies relating to these.

DECISION:

- (1) That Policy LPP4 - Design and Layout of Employment Policy Areas and Business Parks and its supporting text be amended as set out in the report.
- (2) That Policy LPP5 - Rural Enterprise be amended as set out in the report, subject to paragraph 6.29 of the supporting text being amended to read as follows:-

6.29 There are some circumstances where rural employment buildings become unused and the District Council must balance the need to ensure that appropriate land is preserved for employment uses, but that sites which are disused or redundant can be utilised for alternative uses such as homes.
- (3) That Policy LPP6 - Tourist Development Within the Countryside and its supporting text be amended as set out in the report.
- (4) That Policy LPP45 - Equestrian Facilities and its supporting text be amended as set out in the report, subject to the following criteria being deleted from the Policy:-
 - *Floodlighting will not be allowed in association with such facilities*
- (5) That no changes are made to the preamble to the Community Facilities. Chapter, subject to paragraph 7.57 being deleted from the supporting text as follows:-

Deleted Paragraph

- 7.57 This Local Plan promotes a joined up approach to considering the locations of housing, economic uses and community facilities and services to create high quality sustainable communities.*

- (6) That Policy LPP54 - Educational Establishments and its supporting text be amended as set out in the report.
- (7) That Policy LPP55 - Local Community Services and Facilities and its supporting text be amended as set out in the report.
- (8) That the new Policy - Cemeteries and Churchyards and its supporting text be adopted as set out in the report.
- (9) That the new Policy - An Inclusive Environment and its supporting text be adopted as set out in the report.

54 **BRAINTREE DISTRICT STRATEGIC FLOOD RISK ASSESSMENT**

INFORMATION: Consideration was given to the Braintree District Strategic Flood Risk Assessment which had been prepared on the Council's behalf by AECOM Infrastructure and Environment UK Ltd in partnership with the Environment Agency. If approved, the assessment would be added to the evidence base to support the draft Local Plan.

The document assessed the risk of flooding from a variety of sources including river flooding and surface water run-off and it had been produced in two parts. Level 1 of the document had assessed flood risks at a strategic level across the District, whilst Level 2 had assessed flood risks on specific sites in more detail. The Level 2 assessment made specific reference to site HATR298 - Halstead Business Centre, Factory Lane West, Halstead. The assessment had highlighted that 94% of this site lay within floodzone 3b and that much of the site had a significant hazard rating. The Environment Agency had also indicated that it would object to an allocation for the development of the site. In the circumstances, it was proposed that the site should not be allocated as a comprehensive redevelopment area in the draft Local Plan.

DECISION: That the Strategic Flood Risk Assessment be approved for inclusion in the evidence base for the Braintree Draft Local Plan.

The meeting commenced at 6.00pm and closed at 7.47pm.

Councillor Mrs L Bowers-Flint
(Chairman)

APPENDIX

LOCAL PLAN SUB-COMMITTEE

15TH FEBRUARY 2017

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statement Relating to Agenda Item 6 – Braintree Draft Local Plan - Consultation Responses - Halstead Inset Maps (in general)

Statement by Councillor Mrs Jackie Pell, for Halstead Town Council, 7 Highfields, Halstead (Supporting all Recommendations for Agenda Item 6)

- 2 Statement Relating to Agenda Item 6 – Braintree Draft Local Plan - Consultation Responses – Halstead Inset Maps - Site GGHR 639 – Land East of Tidings Hill, Halstead (GGHR284 Land at Ravens Avenue, Halstead and GGHR 430 Land at Tidings Hill (East of Firwoods Road, Halstead))

Statement by Mr Ollie Buck for Mr Ben Frodsham, Indigo Planning Ltd, Swan Court, 11 Worple Road, Wimbledon, London SW19 4JS (Agent)

- 3 Statement Relating to Agenda Item 6 – Braintree Draft Local Plan - Consultation Responses - Halstead Inset Maps - Site HASA293 – Land East of Sudbury Road (The Sleights) adjacent to Churchill Avenue, Halstead and Site GGHR283 - Land adjoining the cricket ground, Sudbury Road, Halstead

Statement by Mr Martin Walker, 27 Churchill Avenue, Halstead (Objector)

- 4 Statement Relating to Agenda Item 6 – Braintree Draft Local Plan - Consultation Responses - Halstead Inset Maps - Sites HATR 308 and HATR309 – Blamsters, Mount Hill, Halstead

Statement by Mr Mark Jackson, Gateway House, 19 Great Notley Avenue, Great Notley (Agent)