

Minutes

Local Development Framework Panel

6th February 2012

Present:

Councillors	Present	Councillors	Present
D L Bebb	Apologies	Lady Newton	Yes
G Butland	Yes (until 6.30pm)	W D Scattergood	Apologies
A V E Everard	Yes	C Siddall	No
M C M Lager	Yes	M Thorogood	Yes
J T McKee	Yes (from 6.55pm)	R G Walters	Yes

Councillor D Mann was also in attendance.

26 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor G Butland declared a personal interest in Agenda Item 5 - Master Plan for the Employment Area West of the A131, Great Notley as Braintree District Council Ward Member for Great Notley and Chairman of Great Notley Parish Council.

Councillor A V E Everard declared a personal interest in Agenda Item 6 - Site Allocations and Development Management Plan and Draft Inset Plans and, in particular, Braintree and Bocking Insets as some members of the public in attendance at the meeting were known to him.

Councillor Lady Newton declared a personal interest in Agenda Item 6 - Site Allocations and Development Management Plan and Draft Inset Plans and, in particular, BON5 - land at Polly's Hill, Church Lane, Bocking, as her husband was President/Patron of Abbeyfield Braintree and Bocking, and some members of the public in attendance at the meeting were known to her.

Councillor M Thorogood declared a personal interest in Agenda Item 6 - Site Allocations and Development Management Plan and Draft Inset Plans as some members of the public in attendance at the meeting were known to her.

Councillor R G Walters declared a personal interest in Agenda Item 5 - Master Plan for the Employment Area West of the A131, Great Notley as Braintree District Council Ward Member for Great Notley and a Member of Great Notley Parish Council.

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**

INFORMATION: The Minutes of the meeting of the Local Development Framework Panel held on 24th January 2012 were not available and their approval was deferred to the next meeting.

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 **MASTER PLAN FOR THE EMPLOYMENT AREA WEST OF THE A131, GREAT NOTLEY**

INFORMATION: Consideration was given to a report on the Master Plan prepared by Countryside Properties for a proposed business park at Great Notley. The Master Plan was in accordance with the Core Strategy and it set out the principles for the development of the strategic employment site, including structural landscaping proposals for the site.

In discussing this item, Members proposed that the Master Plan should include the provision of allotments as these were much needed in the Parish.

DECISION: That the Master Plan for land West of the A131, Great Notley be approved as a material planning consideration, subject to the inclusion of allotments and to a report being submitted to a future meeting of the Panel on how and where these allotments might be provided.

30 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN AND DRAFT INSET PLANS FOR BRAINTREE, BOCKING, GREAT NOTLEY AND GALLEYS CORNER (IN CRESSING PARISH)**

INFORMATION: Members of the Panel considered a report specifying the amount of housing land that should be provided within the urban area of Braintree and Bocking in order to conform with the adopted Core Strategy.

The report included proposed Inset Plans identifying site allocations and development boundaries for Braintree, Bocking, Great Notley and Galleys Corner (in Cressing Parish), together with the views of Ward Councillors on sites that had been suggested for development. As there was not a Town Council for Braintree and Bocking, local Ward Councillors had been invited to attend a meeting on 28th November 2011 to discuss the site proposals put forward. It was noted that further development sites might be put forward by landowners/ agents when public consultation on the Draft Site Allocation and Development Management Plan took place.

Members were reminded that the Core Strategy - Policy CS1 (Housing Provision and Delivery) stated that between 2009 and 2026 a minimum of 1300 dwellings were required to be provided in Braintree Town in addition to 600 dwellings already allocated

for development at the strategic growth location West of Panfield Lane, Braintree. As a total of 404 dwellings had been completed in Braintree and Bocking between 2009 and 2011 and planning permission had been granted for the provision of a further 560 dwellings, a minimum of 336 additional dwellings had to be allocated to sites in Braintree and Bocking to meet the requirements of Policy CS1. In order to meet this figure, Members of the Panel agreed that all housing sites in Braintree and Bocking put forward by landowners/developers, and not specifically BRC7E (Land between London Road, A120 and Pod's Brook Road, Braintree), BON7 (Land at Highfield Stile Farm, Braintree) and BON9 (Land at Straits Mill, Convent Lane, Braintree), as recommended in the report, should be investigated to assess their suitability for development.

DECISION:

Inset Plans

That the draft Inset Plans and recommendations for Braintree, Bocking, Great Notley and Galleys Corner (in Crossing Parish) be approved for the purpose of consultation, subject to the following amendments:-

Bocking South – That site BOS5 – Government buildings, Panfield Lane, Braintree be allocated as a residential site, subject to confirmation that it is not to be developed as a care home.

Housing Provision

- (1) That **all** housing sites in Braintree and Bocking put forward by landowners/developers, and not specifically BRC7E (Land between London Road, A120 and Pod's Brook Road, Braintree), BON7 (Land at Highfield Stile Farm, Braintree) and BON9 (Land at Straits Mill, Convent Lane, Braintree) be investigated to assess their suitability for development.
- (2) That a further report be submitted to the Panel to enable Members to determine whether any further housing allocations should be identified on these sites, or parts of these sites.
- (3) That Essex County Council's intentions with respect to land at Tabor House, Coggeshall Road, Braintree and the Edith Borthwick School, Bocking Church Street, Bocking be ascertained.

The meeting commenced at 6.00pm and closed at 8.05pm.

Councillor R G Walters

(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK PANEL

6TH FEBRUARY 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statements Relating to Item 6 - Site Allocations and Development Management Plan and Draft Inset Plans
 - (i) Statement by Mr Ken Squibb, 19 Convent Lane, Braintree (Bocking North and Straits Mill Inset)
 - (ii) Statement by Mr Jim Konig, 107 Bridport Way, Braintree (Straits Mill Inset)
 - (iii) Statement by Mr Paul McCarthy, Manager - Freeport Braintree, c/o Strategic Perspectives LLP, 24 Bruton Place, London (Site BRE3 (car park and land to North of Freeport Designer Village, Braintree))