

Minutes

Local Development Framework Sub- Committee 8th April 2014



Present:

Councillors	Present	Councillors	Present
D L Bebb	Yes	Lady Newton	Yes
G Butland	Yes	W D Scattergood	Yes
A V E Everard	Yes	C Siddall	Yes
M C M Lager	Apologies	M Thorogood	Yes
J M Money	Yes (from 5.20pm)	R G Walters (Chairman)	Yes

Councillor J A Pell was also in attendance.

40 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:

Councillors D L Bebb, G Butland, A V E Everard, Lady Newton, W D Scattergood, C Siddall, M Thorogood and R G Walters declared a non-pecuniary interest in Agenda Item 5 – Pre-Submission Draft Site Allocations and Development Management Plan – Representations and, in particular, Site ASH3HAIt – Street Farm, Ashen as the owner of the site was a former Braintree District Councillor and Mr P Munson, the Agent who spoke at the meeting, was a former employee of Braintree District Council, both of whom were known to them.

Councillor G Butland declared a non-pecuniary interest also in Agenda Item 5 - Pre-Submission Draft Site Allocations and Development Management Plan as the elected Member for Braintree Town Division of Essex County Council which had submitted representations on the Plan.

Councillor Lady Newton declared a non-pecuniary interest also in Agenda Item 5 - Pre-Submission Draft Site Allocations and Development Management Plan as the District Council's Cabinet Member for Planning and Property with responsibility for affordable housing and asset management; as the elected Member for Braintree Eastern Division of Essex County Council which had submitted representations on the Plan; and as a Member of Essex Fire Authority with respect to Kelvedon Park (Essex Fire and Rescue Service).

Councillor W D Scattergood declared a non-pecuniary interest also in Agenda Item 5 - Pre-Submission Draft Site Allocations and Development Management Plan and specifically references to Castle Hedingham, Gestingthorpe, Great Maplestead, Little

Maplestead, Sible Hedingham and Wickham St Paul in her capacity as the District Council elected Member for the Hedingham and Maplestead Ward.

Councillor R G Walters declared a non-pecuniary interest also in Agenda Item 5 - Pre-Submission Draft Site Allocations and Development Management Plan as the elected Member for Great Notley and Three Fields Division of Essex County Council which had submitted representations on the Plan.

In accordance with the Code of Conduct, Councillor Bebb remained in the meeting and took part in the discussion when the item was considered.

41 **MINUTES**

INFORMATION: The Minutes of the meeting of the Local Development Framework Sub-Committee held on 6th March 2014 were confirmed as a correct record and signed by the Chairman.

42 **QUESTION TIME**

INFORMATION: There were ten 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.

43 **PRE-SUBMISSION DRAFT SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN - REPRESENTATIONS**

(Councillor Colin Hainsworth, representing Ashen Parish Council, attended the meeting and spoke on this item and, in particular, on Site ASH3HAIt – Street Farm, Ashen).

(Councillor Jackie Pell (District Council Ward Councillor for Halstead Trinity and Member of Halstead Town Council) attended the meeting and spoke on this item on behalf of herself, District Council Ward Councillor Fincken and Halstead Town Council and, in particular, on Site HTR6H - Halstead Public Gardens/Picnic Field and former Senior Citizens Site, Halstead).

INFORMATION: Consideration was given to a report on the representations which had been submitted following public consultation on the Pre-Submission Site Allocations and Development Management Plan. The report included recommended changes to the Plan in response to the representations. A summary of the representations and the Local Development Framework Sub-Committee's recommended changes to the Plan would be presented to Council on 23rd April 2014.

Members were reminded that on 23rd September 2013, Council had approved the Pre-Submission document which had subsequently been subject to public consultation between 17th February 2014 and 28th March 2014. As part of this consultation, responders had been asked to state whether or not they considered the Plan to be 'sound' as defined in the National Planning Policy Framework.

The representations received were summarised in Appendix 1 to the report, which also contained an Officer response to each and, in some cases, a recommended change to the Plan. Some recommendations were in response to updated Government guidance

and policy, including the new Planning Practice Guidance. No changes to the Plan were proposed in respect of policies and Inset Maps which were not referred to in the Appendix. Appendix 2 to the report contained minor spelling and grammatical changes and updates.

Once approved by Council on 23rd April 2014, a further six week period of public engagement would take place specifically in relation to the proposed changes to the Plan. Subject to no more changes being proposed, the Plan would be submitted to the Planning Inspectorate for Examination. It was hoped that the Examination would take place in late 2014 and that the Plan would be approved by early 2015.

DECISION: That it be **RECOMMENDED to Council:-**

- (1) That, subject to the amendments listed below, the changes to the Pre-Submission Site Allocations and Development Management Plan, as set out in Appendix 1 of the Agenda report, be approved and, following a further period of public engagement, submitted to the Planning Inspectorate for the purpose of Examination:-

Chapter 4 Employment

Policy/Paragraph/Map - ADM32 Retail Warehouse Development

(Allocation of Broomhills Industrial Estate, Braintree for retail warehousing / cross reference between Policies ADM32 and ADM37A)

That paragraph 5.21 be amended to read as follows:-

‘Broomhills Industrial area off Pods Brook Road, Braintree is allocated as a regeneration site in Policy ADM37a which includes retail warehousing, the sale of non-food retail products of a weighty or bulky nature and associated ancillary goods, subject to a sequential test and impact assessment.’

Chapter 7 Transport

Policy/Paragraph/Map - ADM49 New Road Schemes (A131 Halstead Bypass)

That paragraph 7.36 be amended by the inclusion of the following additional sentence:-

‘Any proposal for the Halstead Bypass should be accompanied by an assessment of the impact on Suffolk’s highway network’

Chapter 10 Sport and Recreation

Policy/Paragraph/Map – Paragraph 10.19 and Policy ADM73 River Walks, Linear Parks and Disused Railway Lines

That paragraph 10.19 be amended by the inclusion of the following additional paragraph:-

‘As set out in the Core Strategy, one way to protect international or European sites of importance for wildlife is to ensure that the Plan has an appropriate allocation of SANG (Sustainable Accessible Natural Greenspace). These are set out on the Proposals and Inset Maps.

That the title and text of policy ADM73 be amended by the inclusion of the following underlined words:-

Title: ‘River Walks, Linear Parks, Disused Railway Lines and SANGs’

Text: ‘...informal recreation. Areas of SANG are also defined on the Proposals Map.’

Policy/Paragraph/Map - Inset Map 1, Inset Map 10 and Inset Map 11 – Braintree and Bocking

(Inset Map 10, Site BRC6H - Bunyan Road/Panfield Lane/Rayne Road, Braintree)

That an additional area of land to the south of site BRC6H - Bunyan Road/Panfield Lane/Rayne Road, Braintree (Inset Map 10), as shown on the map contained within Annexe A of the Agenda report, be included within the site allocation.

Policy/Paragraph/Map - Inset Map 66 – Witham

(Site WCH7E - Ramsden Mills, Braintree Road, Witham)

That the employment designation be removed from site WCH7E - Ramsden Mills, Braintree Road, Witham, and Inset Map 66 be amended to show the site as having no designation.

Policy/Paragraph/Map - Inset Map 32 - Great Yeldham

That the text of policy ADM41 be amended by the inclusion of the underlined words and the deletion of the words with a strike through as follows:-

‘Land at Hunnables and Nuns Walk Field, ~~West of the The Street~~, Great Yeldham’

- (2) That the minor changes to the Pre-Submission Site Allocations and Development Management Plan, as set out in Appendix 2 of the Agenda report, be approved and, following a further period of public engagement, submitted to the Planning Inspectorate for the purpose of Examination.

At the close of the discussion of this item, the Chairman and Members of the Sub-Committee wished to record their appreciation to Emma Goodings and Alan Massow of the Council's Planning Policy Section for their considerable work in dealing with the representations submitted and in preparing the Agenda report.

44 **HABITAT REGULATIONS ASSESSMENT SCREENING REPORT**

INFORMATION: In order to comply with European Regulations, a Habitat Regulations Assessment Screening Report had been prepared to consider the impact of the Council's Pre-Submission Site Allocations and Development Management Plan on sites of European importance. The report had concluded that there were no additional impacts to be mitigated which had not been considered as part of an Appropriate Assessment of the Core Strategy carried out in 2009. It was proposed that the Habitat Regulations Assessment Screening Report should be added to the evidence base for the Local Development Framework to be submitted alongside the Site Allocations and Development Management Plan for Examination. There was no requirement for an Appropriate Assessment to be prepared.

Members were advised that although there were no sites of European importance within the Braintree District, several sites in neighbouring authorities had been identified as

potentially being vulnerable to impact and a proactive, precautionary approach had therefore been taken to ensure that these sites were not adversely affected.

Members were advised that the Report would be submitted to Natural England as a statutory consultee, for approval. Any changes subsequently requested by Natural England would be made to the Screening Report and, if necessary, reported to the Local Development Framework Sub-Committee.

DECISION: That the Habitat Regulations Assessment Screening Report for the Braintree District Council Site Allocations and Development Management Plan, to be included as part of the evidence base of the Local Development Framework, be approved.

The meeting commenced at 5.00pm and closed at 7.23pm.

Councillor R G Walters
(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

8TH APRIL 2014

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

- 1 Statements Relating to Item 5 – Pre-Submission Draft Site Allocations and Development Management Plan - Representations
 - (i) Site ASH3HAIt – Street Farm, Ashen
Statement by Mrs Carol Hyett, c/o Mr J Butler, Applebee House, The Street, Ashen (Objector)
 - (ii) Site ASH3HAIt – Street Farm, Ashen
Statement by Mr Paul Munson, c/o Mr Nigel McCrea, Street Farm, The Street, Ashen (Agent for Land Owner)
 - (iii) Sites at Coggeshall
Statement by Mr John Horn, Quinta Rosa, Barrow Hall Road, Barling, Essex SS3 0QW
 - (iv) Housing provision and draft allocations at Coggeshall and Site COG13 – Land at West Street, Coggeshall
Statement by Mr Edward Gittins, Edward Gittins & Associates, Unit 5, Patches Yard, Glemsford, Suffolk (Agent for developer - Systemafter Ltd)
 - (v) Site GRM5HAIt - Treeways, Great Maplestead
Statement by Mr Martin Elms, Hunters Wood, Church Street, Great Maplestead (Objector)
 - (vi) Green Spaces in town centres with special reference to Halstead
Site HAS26CD - Land East of High Street, Halstead
Policy ADM 36 - Land to the East of the High Street, Halstead
Statement by Mrs Jane Giffould, 20 Weavers Row, Halstead (Objector)
 - (vii) Site HTR6H - Halstead Public Gardens/Picnic Field and former Senior Citizens Site, Halstead
Statement Mrs Anne-Maree Robertson, 7 Brook Place, Halstead (Objector)
 - (viii) Traffic issues relating to the B1019 at Hatfield Peverel, and the effects of proposed developments in surrounding areas
Statement by Mr George Boyd Ratcliff, 3 Salisbury Cottages, Maldon Road, Hatfield Peverel (Objector)

- (ix) Site PEB8HAlt – Pebmarsh
Statement by Mrs Katy Stimpson (address not supplied) (for Land Owner)
- (x) Site STE1H – Land to the South West of Freeze’s Barns, off Water Lane, Steeple Bumpstead and Site STE2HAlt – Land North East of Freeze’s Barns off Water Lane, Steeple Bumpstead
Statement by Mr Edward Bloxham, (STAG Group), c/o Mrs Ann Hilton, Fftches, 1 Churchfield Cottages, Steeple Bumpstead (Objector)