

Minutes

Local Development Framework Sub- Committee

5th December 2012



Present:

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

40 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:

Councillor G Butland declared a non-pecuniary interest in Agenda Item 7 – Proposed Allotments at Great Notley as he was a Ward Councillor for Great Notley and Braintree West and Chairman of Great Notley Parish Council.

Councillor R G Walters declared a non-pecuniary interest in Agenda Item 7 – Proposed Allotments at Great Notley as he was 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 when the matter was considered.

41 **MINUTES**

DECISION: The Minutes of the meeting of the Local Development Framework Sub-Committee held on 7th November 2012 were confirmed as a correct record and signed by the Chairman, subject to the reference to 'Salvation Army Hall' in the decision to Minute 36 being amended to 'Royal British Legion Hall', and to the two references to 'Sherbourne House, Braintree Road, Witham' in Minute 37 being amended to 'Sherbourne House, Collingwood Road, Witham'.

42 **QUESTION TIME**

INFORMATION: One statement was made. Details of the person 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.

AMENDMENTS TO DRAFT SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES ON HOUSING, DESIGN AND HERITAGE, COMMUNITY FACILITIES, AND SPORT, RECREATION AND TOURISM

INFORMATION: Consideration was given to a report setting out recommended draft policies and supporting text for the Site Allocations and Development Management Plan. The report included recommended changes to draft policies and supporting text requested by Members of the Local Development Framework Sub-Committee and the Planning Committee. 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.

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

The draft policies and supporting text on housing, design and heritage, community facilities, and sport, recreation and tourism 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:-

ADM 8 Housing and Density

The Sub-Committee approved this Policy, subject to the final paragraph being amended to read 'On large sites of 10 or more dwellings, the Council will encourage the provision of a proportion of dwellings to be capable of adaptation, without major structural alterations, to meet the needs of people with disabilities' and to the explanatory text being amended to ensure that references to 'stair lifts' are not ambiguous, and to the inclusion of references to a 'shower' and 'wet room' in the design of bathrooms.

ADM20 Layout and Design of Development

The Sub-Committee approved this Policy, subject to additional explanatory text referring to 'local distinctiveness arising from eg. Village Design Statements; Conservation Area Appraisals; or Parish Plans' and to the penultimate paragraph of the Policy being amended to read 'Use of the most sustainable modes of transport is promoted in the design and layout of new development, the highway impact is assessed and the resultant traffic generation and its management shall seek to address safety concerns and seek to avoid significant increases in traffic movement, particularly in residential areas'.

ADM 21 Outdoor Advertisements

The Sub-Committee approved this Policy, subject to it being amended to read 'Proposals for outdoor advertisements which would be significantly detrimental to the visual amenity of the area, or to public and highway safety, will be refused'.

**DRAFT SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN
POLICIES ON THE COUNTRYSIDE, NATURE CONSERVATION AND LANDSCAPE,
RETAIL AND TOWN CENTRE ISSUES, COMPREHENSIVE DEVELOPMENT AREAS,
THE ENVIRONMENT, AND DELIVERING AND MONITORING THE STRATEGY**

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.

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

The draft policies and supporting text on the countryside, nature conservation and landscape, retail and town centre issues, comprehensive development areas, the environment, and delivering and monitoring the strategy, as set out in the report, be approved for inclusion in the draft Site Allocations and Development Management Plan, subject to the following amendments:-

ADM45 Built Development in the Countryside

The Sub-Committee approved this Policy, subject to the third from last paragraph being amended to read 'Proposals for intensive livestock breeding which may generate unacceptable noise, smells or other kinds of pollution will not be considered within 250m of residential dwellings'.

Paragraph 4.10

It was agreed that reference to Great Notley as a 'District Centre' should be retained, but that the 'Local Centre' reference should be deleted.

ADM54 Retail Site Allocations

The Sub-Committee approved this Policy, subject to the removal of the reference to 'New Local Centre – North-West Braintree, off Panfield Lane, Braintree.'

PROPOSED ALLOTMENTS AT GREAT NOTLEY

INFORMATION: Members were reminded that at its meeting on 6th February 2012, the Local Development Framework Panel had agreed the draft Master Plan for the Great Notley Employment Growth location west of the A131, subject to the provision of allotments. It was reported that the developers of the site had subsequently put forward a proposal to provide 30 full sized allotments on approximately 1.4ha of land located to the north-west of the site.

DECISION:

- (1) That the Master Plan for the Great Notley Employment Growth Location be amended to include an area for allotments in the north-western part of the growth

location, as identified in Appendix 1 to the Agenda report, and that the amended Master Plan be approved.

- (2) That the identified area in the north-western part of the Great Notley Growth Location be allocated for allotments in the Site Allocations and Development Management Plan

46 **BRAINTREE RETAIL STUDY UPDATE 2012**

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

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

In discussing this item, reference was made to land at Broomhills Industrial Estate, Pods Brook Road, Braintree which had been put forward by Indigo Planning Limited on behalf of Sainsbury's Plc as a site for a new supermarket. A representative of Indigo Planning Limited had made a statement relating to this and the Retail Study during Question Time. It was agreed that copies of a letter dated 12th November 2012 received from Indigo Planning Limited commenting on the Braintree Retail Study Update 2012 and the response by Nathaniel Lichfield and Partnership should be sent to Members of the Local Development Framework Sub-Committee with these Minutes.

DECISION:

- (1) That the Retail Study Update 2012 be approved as part of the Local Development Framework evidence base for the Site Allocations and Development Management Plan.
- (2) That the Local and District Centre boundaries as shown in Appendix 1 to the Agenda report be approved.
- (3) That the retail and other town centre uses site allocations, as set out in paragraph 6.1 of the Agenda report (and repeated below), including the allocation of the area above the former Co-operative Store, Kings Chase, Witham as a housing site, be approved.

Land at George Yard, Braintree
Land at Manor Street, Braintree
Tesco Store and car park and Pound End Mill Building, Braintree
Sainsbury's Store and car park, Braintree
New Local Centre North-West Braintree, off Panfield Lane, Braintree
Newlands Shopping Centre (including land to the rear of Coach House Way), Witham
Former Co-operative Store, Kings Chase, Witham
New Local Centre at Maltings Lane Neighbourhood, Witham
Land East of the High Street, Halstead
EMD Site, Kings Road, Halstead

The meeting commenced at 6.00pm and closed at 7.34pm.

Councillor R G Walters
(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

5th DECEMBER 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statement Relating to Item 8 – Braintree Retail Study Update 2012

Statement by Ms Leanne Croft, Indigo Planning Limited, Swan Court, Worple Road, London (for Sainsbury's Plc)