

Minutes



Local Development Framework Panel

11th April 2012

Present:

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

Councillors J E Abbott, P Horner, W Rose and R Wright were also in attendance.

39 **DECLARATIONS OF INTEREST**

INFORMATION: The following interests were declared:-

Councillor J E Abbott declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans as Chairman of Rivenhall Parish Council which had submitted representations on the Core Strategy and the proposed growth locations; as an Ordinary Member of Witham and Countryside Society which had submitted representations on the Core Strategy; as he knew a number of people in attendance at the meeting; and as he had been approached by people regarding the development sites being put forward.

Councillor D Bebb declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans as he knew Priti Patel MP who lived close to site WCH2 – land at Gimsoms, Kings Chase, Witham.

Councillor G Butland declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans as he knew Priti Patel MP who lived close to site WCH2 – land at Gimsoms, Kings Chase, Witham; and as a Member of Essex County Council which was promoting sites.

Councillor A V E Everard declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans as some members of the public in attendance at the meeting were known to him.

Councillor M C M Lager declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans as he knew Priti Patel MP who lived close to and had submitted representations regarding site WCH2 – land at Gimsoms, Kings Chase, Witham; as a Member of Essex County Council which

was promoting sites; and as a Member of Witham Town Council which had been consulted on the proposed development sites.

Councillor C Siddall declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans as he knew Priti Patel MP who lived close to site WCH2 – land at Gimsons, Kings Chase, Witham.

Councillor M Thorogood declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans as some members of the public in attendance at the meeting were known to her; and as a Board Member of Greenfields Community Housing.

Councillor R G Walters declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans as he knew Priti Patel MP who lived close to site WCH2 – land at Gimsons, Kings Chase, Witham; and as a Member of Essex County Council which was promoting sites.

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.

40 **MINUTES**

DECISION: The Minutes of the meetings of the Local Development Framework Panel held on 22nd February 2012 and 1st March 2012 were confirmed as a correct record and signed by the Chairman. As these Minutes had not been circulated in advance of the meeting, it was agreed that Members could query their accuracy at the next meeting having had the opportunity to read them in detail.

41 **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.

Councillor J E Abbott (Braintree District Council), Councillor A Bennett (Witham Town Council) and Councillor W Rose (Braintree District Council) attended the meeting and spoke during the consideration of Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans.

Principally, these Minutes record decisions taken only and, where appropriate, the reasons for the decisions.

42 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN AND DRAFT INSET PLANS FOR WITHAM**

Councillor J E Abbott, District Ward Councillor for Bradwell, Silver End and Rivenhall, joined the meeting and spoke on the Witham Inset Plans.

Councillor A Bennett, representing Witham Town Council, joined the meeting and spoke on the Witham Inset Plans.

Councillor W Rose, District Ward Councillor for Witham West, joined the meeting and spoke on the Witham Inset Plans and, in particular, site WIW1 - land at Blunts Hall Road, Witham.

INFORMATION: Mrs E Dash, Planning Policy Manager, presented a report on the preparation of the Site Allocations and Development Management Plan and the Draft Inset Plans to be included within it.

The report included proposed Inset Plans for Witham together with Witham Town Council's views on proposed development sites. The report referred, in particular, to sites WCH2 – land at Gimsons, Kings Chase, Witham; WIW1 – land at Blunts Hall Road, Witham; WCH3 – Bellfields, Braintree Road, Witham; WCH5 – land to rear of 24-40c Church Street, Witham; and WIN1 – land adjacent to Conrad Road, Witham which had been deferred at the Panel's meeting held on 22nd February 2012 to enable Members of the Panel to undertake an accompanied site visit. This visit had now taken place. Members of the Panel had suggested also that Officers investigate the development potential of land to the rear of Elderberry Gardens, Witham. Officers had also obtained the advice of highways and landscape Officers on each site and this was included in the report.

It was anticipated that further development sites would be put forward by landowners/agents following public consultation on the Site Allocations and Development Management Plan.

It was reported that the Core Strategy, Policy CS1, identified a minimum housing provision target for Witham of 1,700 dwellings for the period 2009 to 2026. To meet this target, two growth locations on land North of Hatfield Road, Witham (600 dwellings) and at Forest Road, Witham/Parish of Rivenhall (300 dwellings) had been allocated for development. Of the remaining 800 dwellings required, a total of 199 dwellings had already been completed and 288 dwellings had been granted planning permission. At its meeting on 22nd February 2012, the Local Development Framework Panel had identified further sites for residential development in Witham which it was anticipated could bring forward a total of 249 dwellings. This meant that, with the inclusion of a 10% buffer, a minimum of 95 dwellings should be identified as part of the site allocations process.

In discussing the report, Members recognised the need to provide affordable housing for young people in Witham.

DECISION:

- (1) That site WIW1 - land at Blunts Hall Road, Witham as shown on Plan 6A be included within the development boundary on the basis that it is developed for 100% affordable/social housing and subject to vehicular access from Teign Drive, Witham; the hedgerow along the frontage of Blunts Hall Road being allocated as structural landscaping; and to a cycleway/footpath being designated along the eastern part of the site.
- (2) That 40 additional allotment plots be allocated on land at Cut Throat Lane, Witham as an extension to the existing allotments at this site.
- (3) That site WCH2 – land at Gimsons, Kings Chase, Witham be retained as Visually Important Space and not allocated for development.

- (4) That with regard to site WCH3 – Bellfields, Braintree Road, Witham, the former Chipping Hill School be allocated for community use pending Essex County Council's decision on its use and that the area of land between the former school and Braintree Road remains designated as 'visually important space' pending the County Council's decision.
- (5) That site WCH5 – land to rear of 24-40c Church Street, Witham be not allocated for development.
- (6) That site WIN1 – land adjacent to Conrad Road, Witham be not allocated for development and held in abeyance.
- (7) That the 'informal recreation' designation for the whole of the land rear of Elderberry Gardens, Witham be retained.
- (8) That Officers be requested to investigate other possible sites in Witham for the provision of affordable housing, including the NHS Office building located in Collingwood Road, Witham.

The meeting commenced at 6.30pm and closed at 9.15pm.

Councillor R G Walters

(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK PANEL

11TH APRIL 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

Statements Relating to Item 5 - Site Allocations and Development Management Plan and Draft Witham Inset Plans

- (i) Statement by Mr Dan Hayman, 5 Teign Drive, Witham (Site WIW1 - Blunts Hall Road, Witham) (Objector)
- (ii) Statement by Mr Steve Mason, 15 Teign Drive, Witham (Site WIW1 - Blunts Hall Road, Witham) (Objector)
- (iii) Statement by Mr Richard Playle, 64 Church Street, Witham (Site WIW1 - Blunts Hall Road, Witham) (Objector)
- (iv) Statement by Mr Ian Marsden, 30 Pinkham Drive, Witham (WCH2 - land at Gimsons, Kings Chase, Witham) (Objector)
- (v) Statement by Mrs Janet De-Bie, 17 Mersey Road, Witham (WCH2 - land at Gimsons, Kings Chase, Witham) (Objector)
- (vi) Statement by Dr David Beatty, Fern House Surgery, Newland Street, Witham (Speaking as GP, Vice-Chairman of Witham Cricket Club and Trustee to Sauls Bridge Playing Field) (WCH2 - land at Gimsons, Kings Chase, Witham) (Objector)
- (vii) Statement by (name and address not available) on behalf of the residents of Helen Court, River View, Maldon Road, Witham (WCH2 - land at Gimsons, Kings Chase, Witham) (Objector)
- (viii) Statement by Mr Roy Belsham, Chairman of Witham United Charities, 7 Luard Way, Witham (WCH5 - land to rear of 24 – 40c Church Street, Witham) (Objector)
- (ix) Statement by Mr John Palombi, Witham and Countryside Society, Bramstons, White Horse Lane, Witham (Witham Insets)
- (x) Statement by Mr Neil Coughlan, 18 Court Eleven, Munro Road, Witham (Witham Insets)