

Minutes



Local Development Framework Panel

22nd February 2012

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	Yes	M Thorogood	Yes (from 8.10pm)
J T McKee	Apologies	R G Walters	Yes

Councillors J E Abbott, P R Barlow, J M Money and W Rose were also in attendance.

31 **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 Inset Plans and, in particular, the Witham Insets as Chairman of Rivenhall Parish Council which had submitted representations on the Core Strategy and the proposed growth locations.

Councillor G Butland declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Inset Plans as a Member of Essex County Council.

Councillor A V E Everard declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Inset Plans and, in particular, BON7 - Land at Highfield Stile Farm, Braintree and BON9 - Land at Straits Mill, Convent Lane, Braintree as some members of the public speaking during Question Time 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 Inset Plans as a Member of Essex County Council which was promoting sites, a Member of Witham Town Council which had commented on proposals and as a resident of Chipping Hill, Witham.

Councillor J M Money declared a personal and prejudicial interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Inset Plans and, in particular, WIS6 - Lodge Farm, Hatfield Road, Witham as she lived close to the site. Councillor Money indicated that she wished to make a statement on this site during Question Time. Councillor Money left the meeting whilst the site was discussed.

Councillor Lady Newton declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Inset Plans and, in particular, the National Health Service building, Collingwood Road, Witham as a non-Executive Director of Mid-Essex Primary Care Trust.

Councillor M Thorogood declared a personal interest in Agenda Item 5 - 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 - Site Allocations and Development Management Plan and Draft Inset Plans as a Member of Essex County 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.

32 **MINUTES**

INFORMATION: The Minutes of the meetings of the Local Development Framework Panel held on 24th January 2012 and 6th February 2012 were confirmed as a correct record and signed by the Chairman.

33 **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.

At the commencement of Question Time, an E-Mail received from Councillor J Elliott, District Councillor for Witham South Ward regarding sites WIS2 – land off Constance Close, Witham and WIS6 - Lodge Farm, Hatfield Road, Witham was read to the meeting by the Member Services Officer.

Councillor J E Abbott (Braintree District Council), Councillor P R Barlow (Braintree District Council), Councillor A Bennett (Witham Town Council), Councillor L Hill (Kelvedon Parish 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 Inset Plans.

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.

34 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN AND DRAFT INSET PLANS FOR BRADWELL/PATTISWICK, GREAT MAPLESTEAD, THE FORMER POLISH CAMPSITE, KELVEDON AND WITHAM**

Councillor J E Abbott, District Ward Councillor for Bradwell, Silver End and Rivenhall, joined the meeting and spoke in support of the recommendations for Bradwell/Pattiswick and the former Polish Campsite, Kelvedon Inset Plans, and on the Witham Inset Plans.

Councillor P R Barlow, District Ward Councillor for Witham North, joined the meeting and spoke on the Witham Inset Plans making reference to infrastructure constraints and traffic congestion.

Councillor A Bennett, representing Witham Town Council, joined the meeting and spoke in support of the Witham Inset Plans making reference to infrastructure constraints and traffic congestion.

Councillor L Hill, representing Kelvedon Parish Council, joined the meeting and spoke in support of the recommendations for the former Polish Campsite, Kelvedon.

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 and villages in the District together with Town/Parish Councils' views on proposed development sites. 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. This meant that a minimum of 313 dwellings, or 344 dwellings if a 10% buffer was included, would need to be allocated as part of the site allocations process.

Following consultation on the sites put forward for allocation, Witham Town Council had expressed concern about a lack of infrastructure in the town to support further residential development and its possible effect on the environment and potential for increased traffic congestion.

It was proposed that consideration of the following sites should be deferred to enable Members of the Panel to attend an accompanied site visit:- 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. A further meeting of the Panel would take place after the site visit at which the allocations would be determined.

DECISION:

- (1) That the draft Inset Plans for Bradwell/Pattiswick, Great Maplestead, the former Polish Campsite, Kelvedon and Witham and the specific recommendations set out in the report relating to these settlements be approved for the purpose of consultation, subject to the following amendments:-

Great Maplestead – (1) That site GRM1 – land at Long Fen, Great Maplestead be allocated as a residential development site and included within the development boundary, subject to this being supported by the residents of the village following consultation by the Parish Council.

(2) That the whole of site GRM5 – land adjacent to Treeways, Church Street, Great Maplestead be included within the development boundary by the re-alignment of the village envelope.

Former Polish Camp Site, Allshots Farm, Kelvedon – That a formal employment boundary and landscape buffer / structural landscaping of the whole site be approved for site KEL5 - Polish Camp Site, Rivenhall Airfield as shown on Map 2, subject to the exclusion of the access track and to a travel plan being implemented.

Witham Map 2 – (1) That the residential allocation for site WIS2 – Land off Constance Close, Witham be retained, including a cycleway and area of structural landscaping, subject to sound mitigation measures being included.

(2) That Map 2b, excluding site WCH2 – land at Gimsons, Kings Chase, Witham be approved as part of the draft Site Allocations Inset Map for Witham.

Witham Map 3 – That Map 3b, excluding site WIW1 – land at Blunts Hall Road, Witham be approved as part of the draft Site Allocations Inset Map for Witham.

Witham Map 5 – (1) That the allocation of sites WCH3 – Bellfields, Braintree Road, Witham and WCH5 – land to rear of 24-40c Church Street, Witham be deferred pending a site visit by Members of the Panel.

(2) That Eckard House, Easton Road, Witham be allocated for employment and car parking uses.

(3) That Map 5a, excluding sites WCH3 – Bellfields, Braintree Road, Witham and WCH5 – land to rear of 24-40c Church Street, Witham be approved as part of the draft Site Allocations Inset Map for Witham.

Witham Map 8 – (1) That the shops located at Court Nine / Shaw Road on the Templars estate, Witham be allocated as a Comprehensive Development Area.

(2) That Map 8a, excluding site WIN1 – land adjacent to Conrad Road, Witham, be approved as part of the draft Site Allocations Inset Map for Witham.

Witham Map 9 – That the area of land designated as informal recreation between Yew Close, Witham and the railway line and adjacent to the existing employment area be investigated for possible residential development.

Witham Deferred Sites – That 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 (boundary of the site to be checked) be deferred pending an accompanied site visit by Members of the Local

Development Framework Panel and that a further meeting of the Panel be held in Witham following the visit to determine the remaining site allocations for Witham prior to public consultation.

The meeting commenced at 6.00pm and closed at 9.35pm.

Councillor R G Walters

(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK PANEL

22ND FEBRUARY 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 Inset Plans

- (i) Statement by Mr Peter Schwier, Long Fenn, Great Maplestead (Great Maplestead Village Inset)
- (ii) Statement by Mrs Pauline Hennessey, Treeways, Church Street, Great Maplestead (Great Maplestead Village Inset (GRM 5))
- (iii) Statement by Mr David Money, Catkins, Toldishall Road, Great Maplestead (Great Maplestead Village Inset)
- (iv) Statement by Mr David Smith, H P Smith and Son, Allshots Farm, Kelvedon (Kelvedon Inset (KEL5))
- (v) Statement by Mrs Janet De-Bie, 17 Mersey Road, Witham (Witham Inset (WCH2, land at Gimsons, Kings Chase, Witham))
- (vi) Statement by Mr David Varley, 48 Carraways, Witham (Witham Insets (Sunday Market Site))
- (vii) Statement by Councillor Janet Money, Chestnuts, 8 Octavia Drive, Witham (Witham Insets (Lodge Farm))
- (viii) Statement by Mr Neil Coughlan, 18 Court Eleven, Munro Road, Witham (Witham Insets)
- (ix) Statement by Mr Jim Konig, 107 Bridport Way, Braintree (Straits Mill, Braintree Inset)
- (x) Statement by Mr Ken Squibb, 19 Convent Lane, Braintree (Straits Mill, Braintree Inset – Enforcement action (pond))