

Minutes



Local Development Framework Panel

24th January 2012

Present:

Councillors	Present	Councillors	Present
D L Bebb	Yes (from 6.12pm)	Lady Newton	Yes
G Butland	Apologies	W D Scattergood	Yes
A V E Everard	Yes	C Siddall	Yes
M C M Lager	Apologies	M Thorogood	Yes
J T McKee	Apologies	R G Walters	Yes

Councillors J E Abbott, D Mann, I Parker, R Ramage and R Wright were also in attendance.

21 **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 Village Inset Plans and, in particular, Rivenhall and Rivenhall End Village Insets as Braintree District Council Ward Member for Bradwell, Silver End and Rivenhall and Chairman of Rivenhall Parish Council.

Councillor M Thorogood declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Village Inset Plans as a Board Member of Greenfields Community Housing and, in particular, the possible development of garage sites across the District owned by Greenfields Community Housing.

Councillor R G Walters declared a personal interest in Agenda Item 5 - Site Allocations and Development Management Plan and Draft Village Inset Plans and, in particular, Great Bardfield Village Inset as he understood that the owner of Place House which was referred to in the report was known to him. Councillor Walters did not vote on the matter of Great Bardfield Village Inset. Councillor Walters declared a personal interest also in Agenda Item 6 - Essex County Council and Southend on Sea Borough Council Waste Development Document: Preferred Approach November 2011 - Braintree District Council Response as he was an elected 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.

22 **MINUTES**

DECISION: The Minutes of the meeting of the Local Development Framework Panel held on 7th December 2011 were confirmed as a correct record and signed by the Chairman.

Councillor Siddall stated that he had not been able to attend the last meeting and, in referring to Minute 19 - Site Allocations and Development Management Plan and Draft Village Inset Plans, he queried why the Panel had decided to include site WHC3 - land South of Colchester Road, White Colne (proposed development of land for housing) within the Inset. It was agreed that the reason for the decision should be recorded in these Minutes and this is set out below:-.

In response to a query, Members of the Panel were advised that, whilst the inclusion of site WHC3 could lead to the continuation of linear, ribbon development along Colchester Road, there were no constraints to the development of the site. On this basis, the Panel agreed that development of this site could potentially assist the Council in meeting its housing provision target and that it should be included within the White Colne Inset Plan for the purpose of public consultation.

23 **QUESTION TIME**

INFORMATION: There were four statements made. Details of the people who spoke at the meeting are contained in the Appendix to these Minutes.

Councillor J E Abbott and Councillor I Parker attended the meeting and spoke during the consideration of Item 5 - Site Allocations and Development Management Plan and Draft Village Inset Plans and, in particular, Great Yeldham, Rivenhall and Rivenhall End Village Insets. Councillor Abbott spoke also on Item 6 - Essex County Council and Southend on Sea Borough Council Waste Development Document: Preferred Approach November 2011 - Braintree District Council Response.

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.

24 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN AND DRAFT VILLAGE INSET PLANS FOR BELCHAMP WALTER, BIRDBROOK, BULMER, BULMER TYE, BURES HAMLET, FEERING, GOSFIELD, GOSFIELD AIRFIELD, GREAT BARDFIELD, GREAT SALING, GREAT YELDHAM, HATFIELD PEVEREL, THE HENNYS, MIDDLETON AND TWINSTEAD, LITTLE YELDHAM, NOUNSLEY, OVINGTON, RIVENHALL, RIVENHALL END, SHALFORD AND SHALFORD CHURCH END, STISTED, TILBURY JUXTA CLARE, WETHERSFIELD AND BLACKMORE END, WHITE NOTLEY AND WICKHAM ST PAUL**

Councillor J E Abbott, District Ward Councillor for Bradwell, Silver End and Rivenhall, joined the meeting and spoke in support of the recommendations for Rivenhall and Rivenhall End Village Inset Plans.

Councillor I Parker, District Ward Councillor for Yeldham, joined the meeting and spoke on the Great Yeldham Village Inset Plan and, in particular, she expressed her support

for the extension of the village envelope to include GRY3 Nuns Walk Field, and the allocation of Bowtells Meadow as formal recreation.

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

The report set out the purpose and content of the Plan which would specify the amount and location of housing land and employment land that should be provided over the next fifteen years in conformity with the adopted Core Strategy.

The report included proposed Village Inset Plans for villages in the District together with 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.

In discussing Bulmer Village Inset, Members of the Panel expressed concern about the viability of the local school if development of further houses was not permitted here and in surrounding villages. However, Members were advised that permission had already been granted for a number of dwellings in the District's villages and it was agreed that a report showing the location of these consents should be presented to a future meeting.

In discussing Gosfield Village Inset, reference was made to a decision made by the Planning Committee on 17th January 2012 to grant planning application 11/01485/FUL by Hunwick Engineering Ltd for the erection of replacement engineering works at Orange Hall, Gosfield Airfield.

When considering Great Yeldham Village Inset, Members' attention was drawn to a proposal submitted relating to Poole Street, Great Yeldham, details of which had been circulated to Members of the Panel by the proposer in a letter dated 12th January 2012. It was noted that this proposal was not for consideration by the Panel at this stage as it was subject to consultation with the Parish Council.

DECISION:

- (1) That the draft Village Inset Plans for Belchamp Walter, Birdbrook, Bulmer, Bulmer Tye, Bures Hamlet, Feering, Gosfield, Gosfield Airfield, Great Bardfield, Great Saling, Great Yeldham, Hatfield Peverel, The Hennys, Middleton and Twinstead, Little Yeldham, Nounsley, Ovington, Rivenhall, Rivenhall End, Shalford and Shalford Church End, Stisted, Tilbury Juxta Clare, Wethersfield and Blackmore End, White Notley and Wickham St Paul 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:-

Gosfield – That consideration of GOS5 - land North of Meadway, Gosfield be deferred pending consultation with Gosfield Parish Council on a revised proposal.

Gosfield Airfield – That consideration of GOS1, GOS4, GOS6 and GOS7 - land at Gosfield Airfield, Gosfield be deferred pending the submission of a report to a future meeting of the Panel on the possibility of defining development boundaries for the site.

Shalford and Church End – That the proposed identification of land at the junction of Braintree Road and Church End as informal recreation, as shown on Map 4, be deferred pending consultation with Shalford Parish Council on the whole site.

- (2) That a report indicating the villages where planning permission for housing has been granted be presented to a future meeting of the Panel.
- (3) That notification letters be sent to the owners/occupiers of properties affected by changes to village envelope boundaries giving them the opportunity to submit representations.

25 **ESSEX COUNTY COUNCIL AND SOUTHEND ON SEA BOROUGH COUNCIL
WASTE DEVELOPMENT DOCUMENT: PREFERRED APPROACH NOVEMBER 2011
- BRAINTREE DISTRICT COUNCIL RESPONSE**

Councillor J E Abbott, District Ward Councillor for Bradwell, Silver End and Rivenhall, joined the meeting and spoke in support of the Officers' report on this item and the proposed recommendation.

INFORMATION: It was reported that Essex County Council had published the 'Essex County Council and Southend on Sea Borough Council Waste Development Document: Preferred Approach'. This set out the County Council's and Southend on Sea Borough Council's approach to waste management and indicated a choice of preferred waste sites. The sites included four within the Braintree District, namely Rivenhall Airfield which had been identified as a safeguarded, preferred site; Tile Kiln, Valley Farm, Sible Hedingham, and Broadfield Farm, Rayne which had been identified as non-selected inert landfill sites; and Witham Wastewater Treatment Works, Perry Road, Witham which had been identified as a non-selected waste management facility.

DECISION: That Braintree District Council's response to the Essex County Council and Southend on Sea Borough Council Waste Development Document: Preferred Approach be:

1. To object to the safeguarding of preferred sites as they have not been assessed against the site selection criteria, including the safeguarding of the site at Rivenhall Airfield as a preferred site.
2. To agree that Tile Kiln, Valley Farm, Sible Hedingham; Broadfield Farm, Rayne, and Witham Wastewater Treatment Works should be non-selected sites.
3. To object to the site selection process, as it was flawed by the fact that the sites were individually assessed against the selection criteria. They were not assessed cumulatively to take account of the combined impact of sites within each District.
4. To object to the key issues set out in the Gap Capacity Report as there is a lack of evidence that some of the trends identified will continue and reliance on the three permitted Integrated Waste Management Facilities results in a centralised approach where a more flexible approach is required.

The meeting commenced at 6.00pm and closed at 7.55pm.

Councillor R G Walters

(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK PANEL

24TH JANUARY 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statements Relating to Item 5 - Site Allocations and Development Management Plan and Draft Village Inset Plans
 - (i) Statement by Mr James White, Oak Lodge, Hay Lane, Fingringhoe, Colchester (GRS2, Blake End, Great Saling/Rayne Village Inset)
 - (ii) Statement by Edward Gittins, Edward Gittins Assocs, Unit 5, Patches Yard, Glemsford, Suffolk (Gosfield Village Inset)
 - (iii) Statement by Edward Gittins, Edward Gittins Assocs, Unit 5, Patches Yard, Glemsford, Suffolk (Great Yeldham Village Inset)
 - (iv) Statement by Mr Chris Loon, Springfields Planning and Development Ltd, 15 Springfields, Great Dunmow (Shalford Village Inset)