

# Minutes



## Local Development Framework Sub- Committee

19th June 2012

Present:

Councillors	Present	Councillors	Present
D L Bebb	Yes	Lady Newton	Yes
G Butland	Yes (from 7.18pm)	W D Scattergood	Yes
A V E Everard	Apologies	C Siddall	Yes
M C M Lager	Yes	M Thorogood	Yes
J M Money	Yes	R G Walters	Yes

### 7 DECLARATIONS OF INTEREST

**INFORMATION:** The following interests were declared:-

Councillor G Butland declared a personal interest in Agenda Item 5 - Specialist Housing Needs Assessment, Agenda Item 6 - Site Allocations and Development Management Plan - Proposed Additional Sites for the Braintree Urban Area and Agenda Item 7 - Growth Area Funding Update as a Member of Essex County Council.

Councillor M C M Lager declared a personal interest in Agenda Item 5 - Specialist Housing Needs Assessment, Agenda Item 6 - Site Allocations and Development Management Plan - Proposed Additional Sites for the Braintree Urban Area and Agenda Item 7 - Growth Area Funding Update as a Member of Essex County Council.

Councillor Lady Newton declared a personal interest in Agenda Item 5 - Specialist Housing Needs Assessment and, in particular, site BON5 – Land at Polly's Field, Church Lane, Bocking, Braintree as her late husband had been the President of Abbeyfield Braintree and Bocking and she was known to them. Councillor Lady Newton declared a personal interest also in Agenda Item 6 - Site Allocations and Development Management Plan - Proposed Additional Sites for the Braintree Urban Area and, in particular, Site BRC7E – Land between London Road, Pods Brook Road and A120, Braintree as an objector speaking during Question Time was known to her and had acted as her accountant in the past.

Councillor R G Walters declared a personal interest in Agenda Item 5 - Specialist Housing Needs Assessment and Agenda Item 7 - Growth Area Funding Update as a Member of Essex County Council. Councillor Walters declared a personal interest also in Agenda Item 6 - Site Allocations and Development Management Plan - Proposed

Additional Sites for the Braintree Urban Area and, in particular, Site BRC7E – Land between London Road, Pods Brook Road and A120, Braintree as a Member of Essex County Council and because an objector speaking during Question Time was known to him.

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.

## 8 **MINUTES**

**DECISION:** The Minutes of the meeting of the Local Development Framework Sub - Committee held on 23<sup>rd</sup> May 2012 were confirmed as a correct record and signed by the Chairman.

## 9 **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.

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.

## 10 **SPECIALIST HOUSING NEEDS ASSESSMENT**

**INFORMATION:** Consideration was given to a report on the allocation of land for specialist housing. At the Local Development Framework Panel's meeting held on 1<sup>st</sup> March 2012 further information had been sought on the District's need for specialist housing for older people and those with physical impairments, or learning difficulties to enable Councillors to determine the use of sites which had been put forward for specialist housing provision. The report provided detailed information on the supply and demand for specialist housing in the District and highlighted three specific sites.

Whilst the provision of specialist care housing in Braintree was good compared to other Districts in Essex, it was anticipated that by 2025 there would be a shortfall of 2,754 places/units. However, it was not felt appropriate to allocate additional land for specialist housing in the Site Allocations and Development Management Plan. Instead, it was proposed that one or more criteria-based policies should be included within the Plan. These policies would form part of the Housing Chapter and they would be submitted to the Local Development Framework Sub-Committee for approval.

The three sites which had been put forward by specialist housing suppliers were site HTR3 - Blamsters, Mount Hill, Halstead, site BON5 - Polly's Field, Church Lane, Bocking, and site KEL2A - Land to the rear of Church Street, St. Dominic's Residential Care Home, Kelvedon.

In considering site BON5 - Polly's Field, Church Lane, Bocking, it was suggested that a smaller area of the site, which did not extend back behind the current building line, could be allocated in order to reduce the impact upon the sensitive landscape character of the location. Furthermore, it was considered that the height of the building should be

restricted to no more than two storeys to avoid over-dominance. It was estimated that the development of approximately 0.7 hectares of the site could provide up to 60 units.

With regard to site KEL2A - Land to the rear of Church Street, St. Dominic's Residential Care Home, Kelvedon, Members were reminded that on 7<sup>th</sup> December 2011 the Local Development Framework Panel had approved the allocation of land specifically for the extension of the Care Home. As the proposed extension was likely to provide a higher quality, or more specialist accommodation than might currently be available, Members agreed that it was not necessary to review the decision.

#### **DECISION:**

- (1) That one or more criteria-based policies be included in the Site Allocations and Development Management Plan to deal specifically with the issue of specialist housing.
- (2) That land at site HTR3 - Blamsters, Mount Hill, Halstead be allocated for a specialist housing development of 16 units.

(A Motion not to allocate site HTR3 - Blamsters, Mount Hill, Halstead for a specialist housing development was moved and seconded, but on being put to the vote it was declared LOST).

- (3) That the allocation of part of site BON5 - Polly's Field, Church Lane, Bocking for the development of extra care housing be approved in principle, subject to Abbeyfield Braintree and Bocking being required to submit proposals for the site based on a development restricted in height and area, and to the proposals being reported to a future meeting of the Local Development Framework Sub-Committee for approval.
- (4) That no change be made to the decision of the Local Development Framework Panel on 7<sup>th</sup> December 2011 to allocate site KEL2A - Land to the rear of Church Street, St. Dominic's Residential Care Home, Kelvedon as an extension to St Dominic's Residential Care Home, Kelvedon.

#### **11 SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN – PROPOSED ADDITIONAL SITES FOR THE BRAINTREE URBAN AREA**

**INFORMATION:** Consideration was given to a report setting out the housing requirement for the Braintree urban area, the amount of land allocated to date, further allocations required and potential development sites.

It was reported that the Core Strategy required a minimum of 1900 dwellings to be built in the Braintree urban area between 2009 and 2026. To date, 563 dwellings had been built, 432 dwellings had been granted planning permission, the allocation of sites for 314 dwellings had been approved and a strategic growth location had been approved for land west of Panfield Lane, Braintree which would provide 600 dwellings. This amounted to a small surplus of nine dwellings.

However, as several of the larger sites which had been allocated were likely to be slow in coming forward for development, it was considered that land for at least 100 further

dwellings should be identified to ensure that sufficient sites were available. In the circumstances, all housing sites in Braintree and Bocking which had been put forward by landowners/developers had been investigated to assess their suitability for development. Local Ward Councillors had been consulted on these.

The following sites had been considered:-

Site BON5 - Land at Polly's Field, Church Lane, Bocking

Land at the Edith Borthwick School, Church Street, Bocking

Site BOS2 - Land adjacent to Fairacres, 76 Church Lane, Bocking

Sites BON7 and BON9 - Land East of Broad Road, Bocking

Site BRC7E - Land between London Road, Pods Brook Road and A120, Braintree

It was noted that a decision regarding site BON5 - Land at Polly's Field, Church Lane, Bocking had been considered as part of the previous Agenda Item.

With regard to the Edith Borthwick School, Bocking, it was reported that Government funding had recently been awarded which would enable the school to move to new premises. However, Essex County Council had indicated that the site would be required for the expansion of Bocking Church Street Primary School and that it was not therefore available for housing development.

#### **DECISION:**

- (1) That site BOS2 - Land adjacent to Fairacres, 76 Church Lane, Bocking is not identified for residential development and the development boundary remains unaltered at this location.
- (2) That sites BON7 and BON9 - Land East of Broad Road, Bocking are not identified for residential development and the development boundary remains unaltered at these locations.
- (3)
  - (a) That site BRC7E - Land between London Road, Pods Brook Road and A120, Braintree be allocated for residential development, formal recreation, informal recreation and a cycleway as shown on Inset Map 14.
  - (b) That the development boundary be altered as shown on Inset Map 14.
  - (c) That an area of land be identified at London Road/Tortoiseshell Way, Braintree for informal recreation use.
  - (d) That the provision of housing on the site be delivered from 2018.

## **12 GROWTH AREA FUNDING UPDATE**

**INFORMATION:** Consideration was given to a report on the Growth Area Fund.

Members of the Sub-Committee were reminded of the amount of capital and revenue funding which had been awarded to Braintree District Council from the Growth Area Fund to support the delivery of new housing and employment and associated infrastructure. Priorities for the expenditure and allocation of the funding had been

agreed at previous meetings and an update on the programme was included within the report.

**DECISION:** That the progress report on the Growth Area Fund programme be noted and the allocation of funds, as detailed in the report, be approved.

The meeting commenced at 6.00pm and closed at 7.35pm.

Councillor R G Walters

(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

19<sup>TH</sup> JUNE 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statements Relating to Item 5 – Specialist Housing Needs Assessment
  - (i) Statement by Mrs Pauline Hennessey, Treeways, Church Street, Great Maplestead (Site HTR3 – Land at Blamsters, Mount Hill, Halstead) (Objector)
  - (ii) Statement by Mr Roy Hackett, Chairman Abbeyfield Society Braintree and Bocking (Site BON5 – Land at Polly’s Field, Church Lane, Bocking) (Objector)
  
2. Statements Relating to Item 6 - Site Allocations and Development Management Plan - Proposed Additional Sites for Braintree Urban Area
  - (i) Statement by Mr Chris Howard, 111 London Road, Braintree (Site BRC7E – Land between London Road, Pods Brook Road and A120, Braintree) (Objector)
  - (ii) Statement by Mr Mike Lambert, Countryside Properties plc, Countryside House, The Drive, Brentwood (Site BRC7E – Land between London Road, Pods Brook Road and A120, Braintree) (Agent for landowner/developer)