

# Minutes



## Local Development Framework Sub-Committee

25th July 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	Apologies
J M Money	Yes	R G Walters	Yes

Councillors J C Beavis, P Horner, H D Johnson and D Mann were also in attendance.

### 13 **DECLARATIONS OF INTEREST**

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

Councillor W D Scattergood declared a personal interest in Agenda Item 5 - Draft Master Plan for the Premdor/Rockways Regeneration Site, Sible Hedingham as she had attended public meetings and had listened to points made, but had not expressed a view. Councillor Scattergood declared a personal interest also in Agenda Item 6 - Site Allocations and Development Management Plan and Draft Inset Plans for Castle Hedingham, Greenstead Green, Helions Bumpstead, Sturmer, Coggeshall Hamlet, Cressing and Blackmore End, Wethersfield as she had spoken to the owners of land which had been removed from the village envelope and had offered them advice on procedure.

In accordance with the Code of Conduct Councillor Scattergood remained in the meeting and took part in the discussion when the respective matters were considered.

### 14 **MINUTES**

**DECISION:** The Minutes of the meeting of the Local Development Framework Sub - Committee held on 19<sup>th</sup> June 2012 were confirmed as a correct record and signed by the Chairman.

15 **QUESTION TIME**

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

Councillor J C Beavis (District Council Ward Councillor for Hedingham and Maplestead) and Councillor G Massey (Chairman of Sible Hedingham Parish Council) attended the meeting and spoke during the consideration of Item 5 - Draft Master Plan for the Premdor/Rockways Regeneration Site, Sible Hedingham

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.

16 **DRAFT MASTER PLAN FOR THE PREMDOR/ROCKWAYS REGENERATION SITE, SIBLE HEDINGHAM**

(Councillor J C Beavis (District Council Ward Councillor for Hedingham and Maplestead) and Councillor G Massey (Chairman of Sible Hedingham Parish Council) attended the meeting and spoke on this item).

**INFORMATION:** Consideration was given to a report on the draft Master Plan for the Premdor/Rockways Regeneration Site, Sible Hedingham.

Mr M Hughes of Bloor Homes attended the meeting and presented the draft Master Plan.

The Core Strategy adopted in 2011 had identified Sible Hedingham as one of six Key Service Villages within the District, and the former Premdor and Rockways sites as a regeneration area. The Core Strategy required a Master Plan to be prepared for the area and this had been subject to public consultation between 12th June 2012 and 10<sup>th</sup> July 2012. Whilst there was general support for the regeneration of the site, a number of concerns had been raised by Sible Hedingham Parish Council and local residents regarding housing supply, retail provision, allotments, a health centre, access to St Peter's School, school places, traffic, public transport, play equipment, a sports centre, employment and viability. The report contained comments on each of these points.

The draft Master Plan would be re-drafted in response to the comments made, following which a revised Plan would be submitted to the Council for approval and adoption as a Supplementary Planning Document.

**DECISION:**

- (1) That the representations submitted in response to public consultation on the Master Plan for the Premdor/Rockways Regeneration Site, Sible Hedingham be noted.
- (2) That the Council's response to the consultation and recommended amendments to the Master Plan be approved as follows:-

- a) Braintree District Council, NHS Mid Essex and the three surgeries in Sible and Castle Hedingham will continue to work together to find a way forward to providing a new healthcare facility. 0.2ha of land is therefore required to be set aside for this provision to come forward in the medium term. In the short term, the land could be made available for a community use such as car parking.
- b) More information, including approval from Essex County Council on the proposed access scheme, needs to be included in the final Master Plan to ensure that the access is safe and that the traffic generation can be accommodated on the wider road network.
- c) The Master Plan must ensure that parking, including the provision of visitor parking, is capable of being provided, at a minimum, to the standards set out in the adopted parking standards.
- d) The Master Plan must ensure that garden sizes are capable of being provided at the minimum standards set out in the approved guidance.
- e) The relationship between the children's play area and the opened up water course will need to be carefully designed to ensure the safety of children using the area.
- f) The pedestrian access to the north of the site coming out onto Station Road needs to be resolved as at present the footpath has a dead end.
- g) An indication of the phasing of the residential elements of the scheme would be useful.
- h) The Council requires that a draft Section 106 Agreement be submitted with the final Master Plan. This will show how and when the site and the two owners will be delivering the necessary infrastructure and community benefits in a timely fashion.
- i) The Council will undertake a viability assessment of the final Master Plan before its approval to ensure that the community benefits and infrastructure are deliverable.

17 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN AND DRAFT INSET PLANS FOR CASTLE HEDINGHAM, GREENSTEAD GREEN, HELIONS BUMPSTEAD, STURMER, COGGESHALL HAMLET, CRESSING AND BLACKMORE END, WETHERSFIELD**

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**INFORMATION:** Consideration was given to a report on the preparation of the Site Allocations and Development Management Plan. The report included recommendations on sites in seven rural settlements, some of which had already been discussed by the Sub-Committee, but which had been the subject of subsequent correspondence from landowners, or other persons. The report included the views of Parish Councils on these sites.

**DECISION:** That the draft Village Inset Plans for Castle Hedingham, Greenstead Green, Helions Bumpstead, Sturmer, Coggeshall Hamlet, Cressing and Blackmore End,

Wethersfield 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:-

- (1) That the village envelope to the south of Nunnery Street, Castle Hedingham be amended to include the barns at Nunnery Farm within the envelope. (This is contrary to the decision made by the Local Development Framework Panel at its meeting on 7<sup>th</sup> December 2011).
- (2) That, subject to the amendment to the village envelope described above, Map 3 be approved as the draft Inset Map for Castle Hedingham.

The meeting commenced at 6.00pm and closed at 8.10pm.

Councillor R G Walters

(Chairman)

## APPENDIX

### LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

25<sup>th</sup> JULY 2012

### PUBLIC QUESTION TIME

#### Details of Questions Asked / Statements Made During Public Question Time

1. Statements Relating to Item 5 – Draft Master Plan for the Premdor/Rockways Regeneration Site, Sible Hedingham
  - (i) Statement by Councillor Lynda Waller c/o Adrian Corder-Birch, Clerk to Sible Hedingham Parish Council
  - (ii) Statement by Mr John Nicholson c/o Adrian Corder-Birch, Clerk to Sible Hedingham Parish Council
  - (iii) Statement by Miss Jan Cole c/o Adrian Corder-Birch, Clerk to Sible Hedingham Parish Council
  - (iv) Statement by Mrs Helena Carter, Bursar, Hedingham Secondary School and Sixth Form, Moynes House, Sible Hedingham
  - (v) Statement by Dr Caroline Davies, Hilton House Surgery, Sible Hedingham
2. Statements Relating to Item 6 - Site Allocations and Development Management Plan and Draft Inset Plans for Castle Hedingham, Greenstead Green, Helions Bumpstead, Sturmer, Coggeshall Hamlet, Cressing and Blackmore End, Wethersfield
  - (i) Statement by Councillor Rob Worley, c/o Kieron King, Clerk to Castle Hedingham Parish Council (Castle Hedingham Inset)
  - (ii) Statement by Mr Angus Crowther, Nunnery Farm, Castle Hedingham (Castle Hedingham Inset)