

Minutes



Local Development Framework Sub-Committee

27th September 2012

Present:

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

Councillors J C Beavis (until 6.50pm), M E Galione and R Ramage were also in attendance.

18 **DECLARATIONS OF INTEREST**

INFORMATION: There were no interests declared.

19 **MINUTES**

DECISION: The Minutes of the meeting of the Local Development Framework Sub-Committee held on 25th July 2012 were confirmed as a correct record and signed by the Chairman.

20 **QUESTION TIME**

INFORMATION: There were five 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.

21 **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 further report on the draft Master Plan for the Premdor/Rockways Regeneration Site, Sible Hedingham. It was noted that a petition requesting the provision of a medical centre at the site had been submitted which would be considered at the Council meeting on 8th October 2012.

Members were reminded that 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 10th July 2012.

Following consideration of the comments submitted, amendments had been made to the draft Master Plan and a final Master Plan had been prepared, which was attached as an Appendix to the Agenda report. The Master Plan proposed the development of approximately 230 dwellings, open space provision, a work hub, space for a new health centre, the creation of new footpath/cycleways and new crossing points on Station Road and Swan Street. The main differences between the original draft Master Plan and the amended Plan were the safeguarding of an area of 0.2ha for the provision of a doctor's surgery/health centre to be delivered by Mid Essex NHS; detailed information about the design of the Local Equipped Area for Play and informal open space; and updated requirements for the provision and delivery of infrastructure, details of which were set out in the report.

In addition, the agent acting for the proposed developer of the Rockways part of the site had put forward an alternative option to limit residential development on the frontage of Station Road and to provide a registered care home. This proposal could provide up to 60 full and part-time jobs. Sible Hedingham Parish Council had indicated their support for a care home at the site. It was noted that approval of the care home option would reduce residential development at the site by approximately 30 dwellings, with a corresponding decrease in affordable housing provision.

DECISION: That it be Recommended to Cabinet and to Council:-

That the Master Plan for the Premdor/Rockways Regeneration site, Sible Hedingham, including the alternative option for the provision of a registered care home on the Rockways part of the site, be approved as guidance in the determination of planning applications.

22 **DRAFT MASTER PLAN FOR LAND AT NORTH-WEST, BRAINTREE**

INFORMATION: Members of the Sub-Committee considered a report on the draft Master Plan for land at North-West, Braintree.

Members were reminded that the Core Strategy adopted in 2011 had allocated land at North-West Braintree as a strategic growth location for housing and employment uses. It was proposed that the site could accommodate a minimum of 600 dwellings, 15ha of employment land, a new site for Braintree Town Football Club, and a spine road linking Springwood Drive with Panfield Lane.

Informal consultation on the draft Master Plan had taken place in March 2012, with a second period of consultation from 2nd to 27th July 2012. The representations received and the Officers' responses to each were set out in Appendix 3 to the report.

It was anticipated that the proposed spine road would be used as an alternative route for traffic, which could ease congestion on local roads. An HGV restriction would be required in order to prevent large vehicles, other than buses and emergency vehicles, from using the link road. Detailed traffic matters would be considered once a planning application had been submitted.

In addition to the land identified for use by the Football Club, it was proposed that a football pitch should be provided as part of the community sports and play facilities area. However, currently this pitch was too small to meet the requirements of Sport England and it was proposed that the community sports area shown on the Master Plan should be enlarged to accommodate a full-size, adult pitch.

Members were advised that Nathaniel Lichfield and Partners (NLP), who were updating the Council's retail evidence base, had been asked to give advice on the size of the store/supermarket which would be the anchor for the Neighbourhood Centre. NLP had recommended that the net floor space of the store, excluding parking and service areas, should be 1000-1250 sq metres.

DECISION: That it be Recommended to Cabinet and to Council:-

That the Master Plan for North-West, Braintree be approved as guidance in the determination of planning applications, subject to the following amendments:-

- The inclusion of a reference to the Council's Open Spaces Supplementary Planning Document.
- The addition of the phrase 'HGV Restriction' to the link road on the illustrative Master Plan.
- The addition of a reference on page 25 to the parking standards for stadia.
- That the Master Plan includes a reference to the supermarket at the Neighbourhood Centre having a maximum net floor space of 1250 sq metres.
- The area identified for community sports shall be enlarged to be of sufficient size to accommodate a full-size football pitch with run-off area.
- The removal of references to hotel provision at the site.

23 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN - DRAFT INSET PLANS FOR BLACK NOTLEY AND HIGH GARRETT**

INFORMATION: Consideration was given to a report on sites BLA6 and BLA14, Black Notley and GOG1, GOG2 and GOG3, High Garrett which had been put forward by land owners/developers. These sites had not previously been considered by the Local Development Framework Sub-Committee. It was proposed that the sites should not be included within the development boundary, or allocated for development.

DECISION: That the draft Inset Plans for Black Notley and High Garrett and the specific recommendations set out in the report relating to these settlements be approved for the purpose of consultation.

24 **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN – PROGRESS REPORT**

INFORMATION: Members of the Sub-Committee considered a progress report on the preparation of the Site Allocations and Development Management Plan and supporting documents. The report included information about the matters which would be considered by the Sub-Committee at meetings to be held on 24th October 2012 and 7th November 2012 and other areas work which were outstanding.

It was anticipated that further public consultation on the draft Plan would commence in late November 2012; that the Plan would be submitted to the Planning Inspectorate for examination in Summer 2013; and that the Council would be able to adopt the Plan in Autumn 2013.

DECISION: That the progress report on the Site Allocations and Development Management Plan and the proposed timetable for preparation and adoption of the Plan be noted.

25 **DATE OF NEXT MEETING**

DECISION: It was noted that an additional meeting of the Local Development Framework Sub-Committee would be held on 24th October 2012.

The meeting commenced at 6.00pm and closed at 7.36pm.

Councillor R G Walters

(Chairman)

APPENDIX

LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

27th SEPTEMBER 2012

PUBLIC QUESTION TIME

Details of Questions Asked / Statements Made During Public Question Time

1. Statement Relating to Agenda Item 5 – Draft Master Plan for the Premdor/Rockways Regeneration Site, Sible Hedingham

Statement by Mrs Angela Wetherley, 2 Church Street, Sible Hedingham (Petition organiser)

2. Statements Relating to Agenda Item 6 – Draft Master Plan for Land at North-West, Braintree

- (i) Statement by Mr Ian Collar, 248 Panfield Lane, Braintree (Objector)
- (ii) Statement by Mr Greg Howell, 242 Panfield Lane, Braintree (Objector)
- (iii) Statement by Mr Greg Howell, 242 Panfield Lane, Braintree for Mr Barry Harris, 244 Panfield Lane, Braintree (Objector)
- (iv) Statement by Mr Kevin Coleman, Cirrus Planning and Development Ltd, Timber Thatch Studio, Snow Hill, Great Easton, Essex (for developer of site)