

From: Massow, Alan
To: intelligentplans
Cc: Johnson, Carolyn; Philip Whittome; Johnson, Carolyn; Steeple Bumpstead Parish Clerk
Subject: RE: Steeple Bumpstead Neighbourhood Plan - Examiner procedural letter and questions
Date: 16 August 2024 14:18:44
Attachments: Steeple Bumpstead Examiner Questions.doc
Blois Meadows Steeple Bumpstead.pdf
image001.jpg

Dear Steve,

Please see attached response from Braintree District Council as requested by the Examiners letter dated 22nd July 2024.

The requested appeal decision is embedded in the letter.

If you have any questions, please let me know.

Alan

Alan Massow MRTPI

Principal Planning Policy Officer

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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From: Johnson, Carolyn <carolyn.johnson@braintree.gov.uk>
Sent: Monday, July 22, 2024 3:04 PM
To: Massow, Alan <alan.massow@braintree.gov.uk>
Subject: FW: Steeple Bumpstead Neighbourhood Plan - Examiner procedural letter and questions

From: Steve Carnaby <steve.carnaby@intelligentplans.co.uk>
Sent: Monday, July 22, 2024 10:37 AM
To: philip.whittome@btinternet.com; Johnson, Carolyn <carolyn.johnson@braintree.gov.uk>
Cc: Clerk@steeplebumpstead-PC.org
Subject: Steeple Bumpstead Neighbourhood Plan - Examiner procedural letter and questions

Dear Mr Whittome and Mrs Johnson

Please find attached the Examiner's procedural letter and some questions in relation to the Steeple Bumpstead Neighbourhood Plan.

Best wishes

Steve Carnaby
Associate Director

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Your ref: 01/DAS/SBNP
Ask for: Alan Massow
Dial: 01376 312399
Ext: -
Date: 16/08/24

District Development
Causeway House Braintree
Essex CM7 9HB
Tel: 01376 552525

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Via e-mail – C/O Steve Carnaby steve.carnaby@intelligentplans.co.uk

Dear Mr Stebbing,

Steeple Bumpstead Neighbourhood Plan Examination.

Thank you for your letter dated 22nd July 2024.

Question 1: Re. Planning Appeal Decision – 6 September 2017 (Pages 9 and 14)

Can the District Council please provide me with a copy of the Planning Inspector's decision letter dated 6 September 2017, concerning residential development proposals beyond the village Development Boundary, as referenced in the draft Plan at Pages 9 and 14, in order that I can more fully understand the Inspector's reasons for dismissing that particular appeal.

I attach a copy of the appeal decision as requested below.



Steeple Bumpstead
APPEAL DECISION 317

Question 2: Re. Land at 42. North Street, Steeple Bumpstead

A number of representations make specific reference to this previously developed site, which was formerly in commercial use as a motor vehicle workshop. I understand that Outline Planning Permission was granted in June 2007 for five residential properties at the site, but that planning permission has now lapsed. In the context of the material set out at paragraphs 5.4.9-5.4.12 in the draft Plan, I wish to understand the current planning position with regard to this site.

The site is referenced as STEB 395 in Section 2 of the adopted Braintree District Local Plan 2033 (adopted July 2022).

Can the District Council please provide me with a Note setting out the current planning status of the site, and whether any residential development proposals are currently being progressed at the site?

I can confirm, as of today, there is no planning application received or active for the site at the moment.

The planning history for the site (land rear of No. 40 to 58 North Street) is as follows:

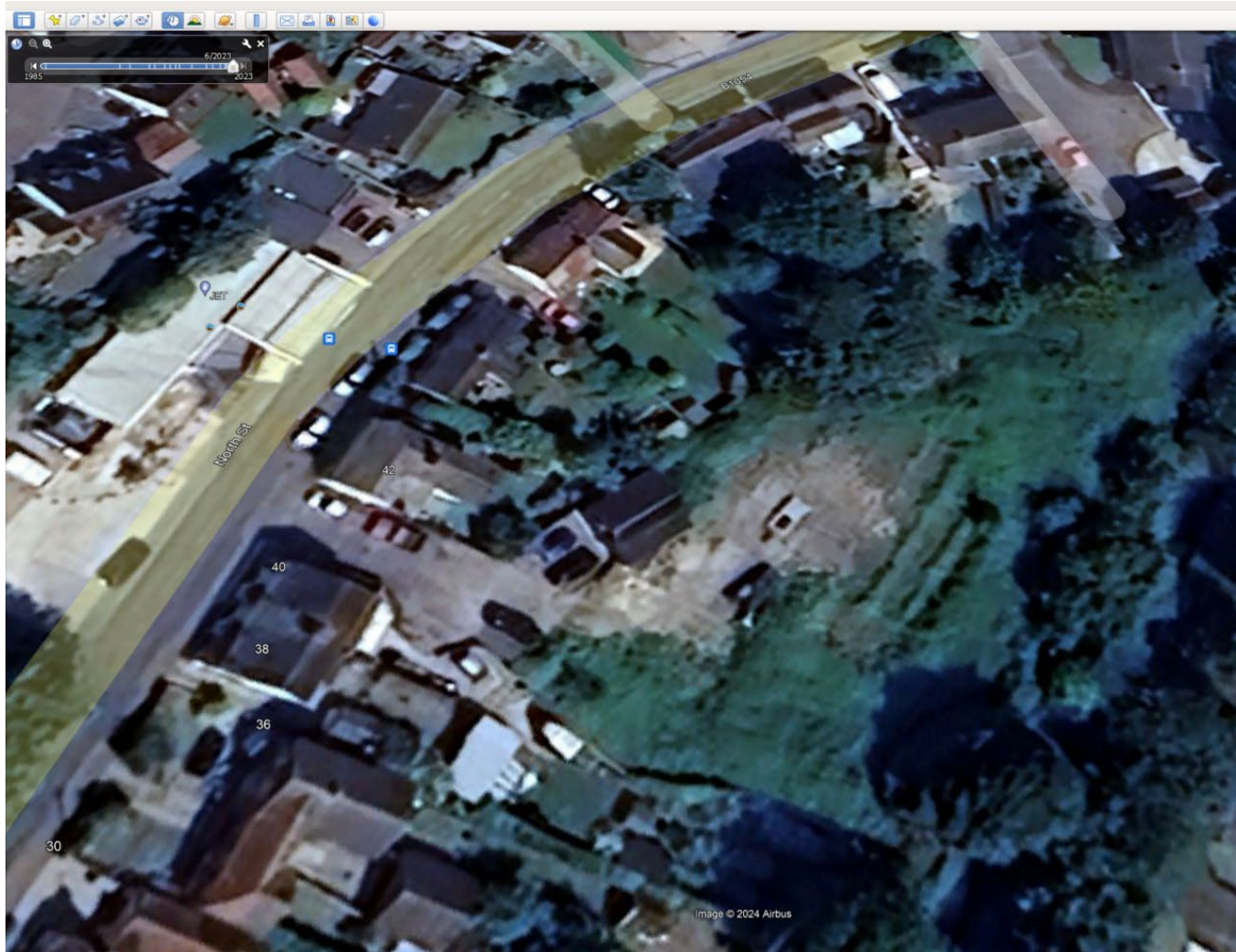
- 18/00487/FUL for 6 new dwellings - Withdrawn in December 2018 (due to heritage, flooding and design concerns)
- 14/00508/FUL for erection of 6 dwellings with associated carport parking and

bin store - Refused

- 13/00306/FUL & 13/00307/CON for erection of detached garage and demolition of redundant buildings – Granted (conditions discharged but not implemented)
- 10/00305/OUT for erection of 5 dwellings (renewal of 07/00441/OUT) – Granted but lapsed
- 07/00441/OUT for erection of 5 dwellings with covered parking – Granted

Given that the planning consent for residential development (10/00305) was lapsed without implementation, the last lawful use of the land was ancillary residential parking, including garage and outbuildings. According to the pre-application discussion in May 2019, the site was vacant following demolition of the previous garage and ancillary outbuildings (since 2014). Google street view photo dated April 2023 and aerial photo dated June 2023 showed that the western part (access and driveway) of the site were used for parking of vehicles, whilst the eastern part was fenced off.





Question 3: Re. Blois Business Park, Blois Road, Steeple Bumpstead

With reference to the Representations (Ref. SBNP23) submitted to the draft Plan on behalf of Messrs. Argent, the owners of the Blois Business Park, which seek an extension of the Business Park site allocation that is identified on Map 5 in the draft Plan, I wish to further understand the position of the District Council and the Qualifying Body with regard to the land that is the subject of these representations, which I note is in the ownership of Messrs. Argent. I further note that there is no identified extension to the Business Park in Section 2 of the adopted Braintree District Local Plan 2033, and I wish to understand to what extent that was considered during the preparation of the Local Plan.

Can the District Council and the Qualifying Body each please provide me with a Note setting out their assessment of the land's potential for an extension to the existing Business Park.

Braintree District Council Response

STEB2282 – This site has been submitted for consideration through the current Local Plan Review with the reference STEB2282. The site is yet to be considered by the Council's Local Plan Sub-Committee, which would not be until next year. Officers would be reluctant to draw any conclusion on the site at this time which could potentially prejudice any decision made by the Local Plan Sub-Committee in future. That being said, the site is relatively small and could be considered non-strategic in nature and therefore appropriate to be considered through the neighbourhood plan process. Our main concern to the proposed extension is that it is within a historic Flood Zone, Flood Zones 2 and Flood Zones 3 on our safeguarding maps (Map attached).

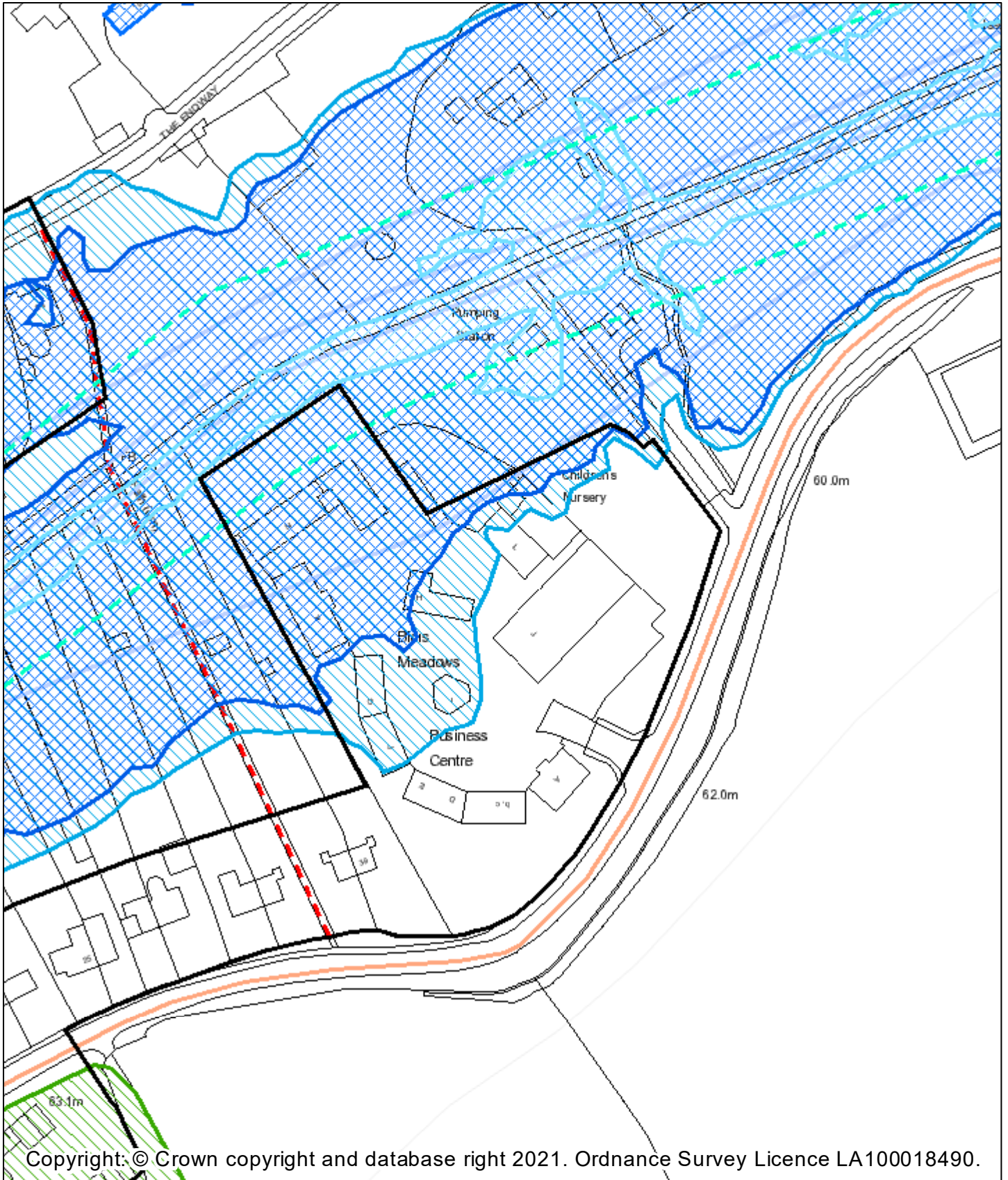
If you have any further questions, we will be happy to assist.

Yours faithfully,

A handwritten signature in cursive script that reads "Alan Massow".

Alan Massow - Principal Planning Policy Officer

Title: ArcGIS Web Map



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Scale: 1:1,250

Date: 16 Aug 2024

Author: ArcGIS Web AppBuilder

