

**LOCAL DEVELOPMENT FRAMEWORK COMMITTEE
26 MARCH 2012**

Present :- Councillor Colin Sykes (Chairman)
Councillors Elizabeth Blundell, Mark Cory,
Beverly Davies, Martin Goss, John Jowers and
Henry Spyvee

Substitute Members :- Councillor Mike Hardy for Councillor Andrew Ellis
Councillor Michael Lilley for Councillor Kim Naish

Councillor John Jowers (in respect of being a member of Essex County Council with a Cabinet responsibility for Communities and Planning) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

30. Have Your Say!

David Clouston, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). Myland Community Council had been working on a Supplementary Planning Document for North Colchester in respect of traffic and transport and they were becoming concerned that the level of traffic generated would impact on neighbouring wards. At this stage they were struggling to see how the road network would cope with the predicted levels of traffic and it was their intention to retain their own traffic consultants in order to understand the traffic flows.

Karen Syrett, Spatial Policy Manager confirmed that as soon as the modelling work and the Transport Strategy became available to the borough council they would be shared with the community council. This work had been identified as a priority and she was scheduled to meet with the community council in the forthcoming weeks.

31. Minutes

The minutes of the meeting held on 30 January 2012 were confirmed as a correct record.

Councillor John Jowers (in respect of being a member of Essex County Council with a Cabinet responsibility for Communities and Planning) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

32. Tiptree Jam Factory Plan

The Head of Strategic Policy and Regeneration submitted a report on the proposed

Tiptree Jam Factory Development Plan Document (DPD) including the consequent amendments to the proposals map. The Committee were invited to agree the content of the DPD, to agree that the document be published with supporting information for consultation, and to agree that the document be submitted to the Secretary of State for examination subject to any minor revisions prior to publication and submissions.

Laura Chase, Planning Policy Manager, attended to assist the Committee in its deliberations. She confirmed that the council was relying on existing policies, that is the Core Strategy and LDF policies, which would remain in place. The plan was being dealt with using existing procedures for LDF documents and was moving towards the Regulation 27 stage which involved publishing the document for consultation in advance of submission to Government. Since the Committee's last meeting in January, the Council had completed a consultation on the evidence base which enabled people to see the technical documents behind the proposals. Council officers and members had met with Tiptree Parish Council to discuss the plan process and to confirm Parish Council support in principle for the proposals. The borough council had entered into a Planning Performance Agreement with Wilkin and Sons which included provision for the company to finance the final Examination. The Tiptree Jam Factory Plan complied with the Core Strategy, because new government policy permitted additional housing numbers over and above those already allocated and the proposals map would need to be revised to show the new allocation in Tiptree. She referred to two amendments to Policy TJF1 on page 27 of the agenda. In the second sentence '15.6 hectares' should read '4.5 hectares' and in the third sentence 'Chapel Road/Quince Close' should read 'Chapel Road/Quince Court/Wood View'. The next step would be a consultation period from 2 April to 11 May and any comments received would be added to the documents for submission to the Government which would be about the end of May.

Terry Slater, Chairman of Tiptree Parish Council, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3) in support of Option 4. Wilkin and Sons was a recognised brand which contributed to Tiptree and the surrounding area and should be supported. He was aware that in any event part of the operation would be relocating outside of Tiptree but if the entire operation was to be relocated elsewhere it would have a major impact on its employees. He was also mindful of the national shortage of affordable housing and of the need to ensure young people remained in the village. The Parish Council took the view that it was logical that the new factory was funded by the enabling development.

In response to a question from the Committee regarding the ability of the local road network to cope with the increased traffic, Councillor Slater referred to the Essex County Council traffic assessment which concluded that traffic flows did not warrant any additional pedestrian crossings and the new roundabout in Factory Hill would improve the corner.

Ian Thurgood, Wilkin and Sons, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). In response to a query from a local developer as to why the company had not simply submitted a planning application, his response had been that they were aware that there would be some disruption and they wanted to involve the village and ensure they met the needs of local people. As a result of this

process over the last year there had been some changes to their thinking. The company was also aware that during the last 50 years Tiptree had trebled in size with a consequent impact on the ability of its infrastructure to cope. The company had enjoyed a record year last year and in the first two months of this year sales were up by 25%. They wanted to stay in Tiptree and he asked the Committee to approve the plan for publication and submission to the Secretary of State.

Councillor Elliott attended and, with the consent of the Chairman, addressed the Committee. He referred to the Government's discussions about housing on greenfield sites. He considered that it could prove difficult to limit the number of houses because developers may want to build more houses. He asked the Committee to support the plan.

Members of the Committee congratulated Wilkin and Sons on their success and supported the plan. However, there was a request for a further consultation drop-in session in the Tiptree Community Centre. Members considered the process had been transparent and the work being funded by Wilkin and Sons was in line with council policies including the Core Strategy which promoted sustainable development. Councillors wished to see limits on the overall number of units on the site to avoid overdevelopment. The process had given the village more say on what development would be permitted. Members acknowledged that some people would be affected more than others and confirmation was sought that a buffer zone would be maintained between the development and Tolleshunt Knights.

The Planning Policy Manager stated that it would be possible to undertake another consultation in the Community Centre in Tiptree with a drop in session. The objective was to allow the planning application to fine tune a layout that best fitted the site. However, it should be possible to include an indicative number of units for the site in the Plan. She confirmed that the development would bring additional housing numbers for Tiptree but that it would not remove anything already in the allocations schedule. She also confirmed that there would be two buffer zones, one at the north of the site to protect the existing residential area, and a second one to ensure adequate separation between the development and Tolleshunt Knights.

RESOLVED (UNANIMOUSLY) that –

- (a) The content of the Tiptree Jam Factory Development Plan Document (DPD) and amendments to the Proposals Map be agreed.
- (b) The Tiptree Jam Factory DPD and all supporting information including the Sustainability Appraisal be published in order that representations relating to issues of soundness can be made.
- (c) The Tiptree Jam Factory DPD be submitted to the Secretary of State for examination.
- (d) The Spatial Policy Manager be authorised to make minor revisions to the document prior to publication and submission, including two amendments to Policy TJF1 on page 27 of the agenda – the second sentence to read '4.5 hectares' instead

of '15.6 hectares' and the third sentence to read 'Chapel Road/Quince Court/Wood View' instead of 'Chapel Road/Quince Close'.

Councillor John Jowers (in respect of being a member of Essex County Council with a Cabinet responsibility for Communities and Planning including the Essex Design Guide which was being updated with an Urban Design Guide) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

33. Wivenhoe Local List

The Head of Strategic Policy and Regeneration submitted a report inviting the Committee to adopt the Wivenhoe Local List of heritage assets. The report set out the criteria used in selecting buildings or historic features to be included on the list and identified the group of volunteers who undertook the work. The report explained that the Local List was not a static document but would change over time as more information became available.

Beverley McClean, Coast and Countryside Planner, attended to assist the Committee in its deliberations. She explained that the Committee was requested to adopt the Wivenhoe Local List in principle because there were a small number of entries about which there were concerns. She identified two entries, the St John Ambulance building which was originally a Wesleyan chapel and was the subject of a current planning application, and land opposite Millfields School. These two sites would need further consideration and the Committee was requested to consider adoption of the Wivenhoe Local List in principle. There were 78 buildings or features on the Local List which was appended to the report together with an example of a recording sheet for one of the buildings. It was intended to transfer the information onto the council's mapping software and the council's internal planning software to ensure the information was available when planning applications were being assessed. She referred to the Colchester Local List work and pilot projects in Wivenhoe and Langham being included as a case study in the Local List Guidance being developed by Essex County Council and English Heritage.

Robert Needham, addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He asked the Committee to support adoption of the Wivenhoe Local List which had been formally launched in 2011 and supported by Colchester Borough Council, Wivenhoe Town Council and the Wivenhoe Society. They took on board a set of draft guidelines produced by English Heritage. The list would be revised over time and could be held up to public scrutiny. All the owners of buildings or features identified were notified of their inclusion and in some instances extra information was volunteered. He formally requested that the Committee adopt the Local List for Wivenhoe.

In response to questions from the Committee he explained why vistas should be included as set out in the officer's report. He also referred to The King George V

Playing Fields being bequeathed to Wivenhoe to celebrate the coronation of King George V and the site would be used in the forthcoming Queen Elizabeth's Jubilee celebrations for a beacon. Millfields was the site of a former traditional windmill and granary.

Members of the Committee supported the document and referred to vistas being important to the community, but they preferred that the two sites referred to in the officer's introduction be removed to enable further enquiries to be undertaken. The Committee to agree to adopt the Wivenhoe Local List in principle.

RESOLVED (UNANIMOUSLY) that, subject to the removal of the St John Ambulance building and Land opposite Millfields School, the Local List for Wivenhoe be adopted in principle.

Councillor John Jowers (in respect of being a member of Essex County Council with a Cabinet responsibility for Communities and Planning, for which his portfolio provided funding for the Rural Community Council of Essex and financial assistance towards Peldon village hall) declared a personal interest in the following item pursuant to the provisions of Meetings General Procedure Rule 7(3)

34. Winstred Hundred Village Design Statement

The Head of Strategic Policy and Regeneration submitted a report on a proposed Village Design Statement and Parish Plan for the parish of Winstred Hundred. Village Design Statements and Parish Plans were examples of community led plans prepared by a locally constituted community group and once adopted as Planning Guidance Notes, Village Design Statements became material consideration documents during the determination of planning applications, and Parish Plans could potentially be useful for the preparation of the future Local Plan for Colchester.

Beverley McClean, Coast and Countryside Planner, and Karen Syrett, Spatial Policy Manager, attended to assist the Committee in its deliberations.

Charles Dymond addressed the Committee pursuant to the provisions of Meetings General Procedure Rule 5(3). He was presenting this document on behalf of the parish council and the working group. Work on the document had taken three years to complete by a dedicated group who were justifiably proud of the result. The document related to four villages and led on from two village surveys in 2009, one for adults and one for young people, and the findings were presented in 2011. The responses formed the basis of this document and the action plan. Both the Village Design Statement and the Parish Plan focussed on what was special to residents. He was delighted to commend the document for the Committee's approval.

Members of the Committee were impressed with the response rate to the two questionnaires and the amount of co-operation received which had resulted in this document. Members commented on how the community fabric had changed over time in terms of workshops, public houses, the lack of any shop, very little public transport

and not many facilities for young people in the four villages. On the positive side the document identified some industrial activity and the special character of the buildings. Members' also commented that this document set the benchmark for future such documents and the community should justifiably feel very proud of the outcome.

RESOLVED (UNANIMOUSLY) that the Winstred Hundred Village Design Statement and Parish Plan be agreed and adopted as a Planning Guidance Note.