

**MINUTES OF THE MEETING OF THE  
COMMUNITY LEADERSHIP AND PARTNERSHIPS SCRUTINY COMMITTEE  
HELD ON 21 OCTOBER 2013 AT 7.32 P.M. IN THE COUNCIL OFFICES, WEELEY**

**Present:** Councillors Miles (Chairman), Patten (Vice-Chairman), Amos, Broderick, C Callender, Hawkins, Pugh and Tracey

**Also Present:** Councillors Bucke, Challinor, G V Guglielmi (Portfolio Holder for Planning and Corporate Services), Heaney, Nicholls, Scott and Talbot

**In Attendance:** Head of Planning (Cath Bicknell), Democratic Services Manager (Colin Sweeney), Democratic Services Officer (Michael Pingram) and Planning Policy Manager (Gary Guiver)

**26. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

There were none.

**27. MINUTES OF THE LAST MEETING**

The minutes of the last meeting of the Committee, held on 18 September 2013, were approved as a correct record and signed by the Chairman.

**28. DECLARATIONS OF INTEREST**

Councillor Hawkins declared a disclosable pecuniary interest in relation to Agenda Item No.4 (The Tendring District Local Plan: Pre-Submission Focussed Changes) by virtue of the fact that he was a homeowner who could not be certain his property would not be affected by any Coastal Defence Works in the distant future and, if that matter was discussed, would withdraw from the meeting during the discussion of it.

**29. TENDRING DISTRICT LOCAL PLAN: PRE-SUBMISSION FOCUSED CHANGES**

The Chairman confirmed that, in accordance with CPR 7.1 (Attendance at Meetings), Councillors Challinor and Scott had approached her prior to the meeting, requesting they be allowed to speak at this evening's meeting.

Given that prior notice to speak had been granted, the Chairman invited Councillors Scott and Challinor to speak first.

Cockaynes Lane, Alresford

Councillor Scott, Ward Member for Alresford, was invited to speak on behalf of residents on the issue of Cockaynes Lane, Alresford. He spoke against the proposed development of this area, specifically because of its ancient importance.

The Chairman invited the Council's Planning Policy Manager to respond. He explained that he had personally looked into this matter and said that, in his professional opinion, he felt it was possible to look at this again by designating St Andrews Close as the preferred site and taking away allocations proposed for Cockaynes Lane in light of comments from local residents, Alresford Parish Council and Councillor Scott.

Following discussion by the Committee, it was moved by Councillor Hawkins, seconded by Councillor Broderick and **RECOMMENDED** to Cabinet that:

1. In respect of proposals for Alresford, and in view of comments received and representations made by the local Ward Member, Councillor Scott, Cabinet authorises officers to relook at this proposal within the Plan and agree to St Andrews Close being proposed as the preferred site for residential development and take away the allocations proposed for Cockaynes Lane, in acceptance made of the arguments made by residents, Alresford Parish Council and Councillor Scott.

*The Chairman thanked Councillor Scott for his attendance.*

#### Renewable Energy and Solar Farms

Councillor Challinor, Ward Member for Bockings Elm, was invited to speak on a number of concerns she had. Firstly, she spoke against the Renewable Energy Policy and was worried that the wording within the Plan meant it was an open invitation to install onshore wind farms across the Tendring District. She said that residents in her Ward had complained of noise coming from the turbines nearby and suggested that consideration be given to an amendment to the wording.

Following discussions, it was moved by Councillor Patten, seconded by Councillor Miles and **RECOMMENDED** to Cabinet that:

2. Paragraph 1 to Policy PLA10: Renewable Energy Installations, as detailed at Page 54 to Appendix A1a), be amended to delete the words "...including community-led renewable projects, onshore and offshore wind farm proposals".

The second issue Councillor Challinor wished to raise was in respect of solar farms. She felt that the current wording within the Plan only protected Grade 1 food production land, which only equalled 4% in the Tendring District. Most production, she said, was Grade 2 and below and therefore the current wording would put large areas of rural food protection land at risk of becoming solar farms.

It was moved by Councillor Patten, seconded by Councillor Miles and **RECOMMENDED** to Cabinet that:

3. Cabinet agrees to revisit the proposed policy on solar farms.

Councillor Challinor then spoke on Policy FWK6: The Martello Development and, after discussion, it was agreed that this remain unchanged.

*The Chairman thanked Councillor Challinor for her attendance.*

#### Remaining Business

The Chairman advised the Committee that she would invite each member, in turn, to put forward any questions or issues they had in connection with the remainder of the pre-submission focussed changes.

Councillor Hawkins explained his concerns with regards to Housing. He said he was interested in the ability of the Local Plan to deliver affordable housing and felt there was a big discrepancy between the need and the ability of the Plan to meet that need and that it was a national requirement to meet that need.

Following discussion by the Committee, it was moved by Councillor Hawkins, seconded and **RECOMMENDED** to Cabinet that:

4. Cabinet look again at the Local Plan to see if it could help to deliver more affordable homes than the current Plan says it can.

Councillor Hawkins then asked the Cabinet to look again at the removal of Horsley Cross site on the basis that the site may be deliverable during the planning period. He felt it was worth looking into again as the officers had said it was an 'on balance' decision.

Following discussion by the Committee, it was moved by Councillor Hawkins, seconded by Councillor Broderick and **RECOMMENDED** to Cabinet that:

5. Given that the officers' decision was "on-balance", Cabinet look again at the site at Horsley Cross as the site may be deliverable during the planning period;

Councillor Hawkins raised one further concern with the Local Plan, namely J Macauley and Sons (represented by Boyer Planning) on Page 18 of the Agenda. He said that the report commented in favourable terms but suggested it was premature at this stage. He asked that although premature at this stage, if the Plan was under review at a later date could it indicate a use was acceptable if a development became available. He asked if this approach could be used elsewhere in the Plan and stated he was not being site specific but just wanted the general policy to be strengthened.

The Council's Planning Policy Manager agreed that the wording needed to be flexible and was happy for additional wording so long as it was not specific to a particular site.

It was moved by Councillor Hawkins, seconded by Councillor Broderick and **RECOMMENDED** to Cabinet that:

6. In looking at the wording of Policy PRO12, consideration be given to strengthening this to give more support to development at Bathside Bay, in light of the Committee's discussion;

Councillor Broderick referred to Change Reference MIN1.18 on Page 20 of Appendix A1(b) and felt there should be some additional wording in order for Tendring to appear more of an attractive option for people who had retired. The Council's Planning Policy Manager said he would be happy to do this.

Following discussion by the Committee, it was moved by Councillor Broderick, seconded by Councillor Tracey and **RECOMMENDED** to Cabinet that:

7. It agrees to revisit minor change MINI18 and considers making the wording more encouraging and positive in the hope that it will attract active retired people to come to the District and contribute toward the local economy;

Councillor Callender asked if there was any evidence from the Highways Authority which stated whether there was access on to Pond Hall Farm. The Council's Planning Policy Manager said that there was an acceptance between the Council and Essex County Council, as Highways Authority, that a solution to this could be found.

Councillor Callender then asked if the Retail Development Plan would take trade away from Town Centres. In response, the Council's Planning Policy Manager said that the Council would require the impact on the Town Centre to be considered via an impact assessment which would form part of the evidence the Council would consider when deciding if retail was good or bad for an existing Town Centre.

Councillor Callender raised a final point in relation to Harwich International Port and asked that, if the development of the Port proceeded, would this have an impact on towns given that the Thames Gateway was due to open.

In response, the Council's Planning Policy Manager said that Bathside Bay was a longer-term project however, he did acknowledge Councillor Callander's observations.

Councillor Patten referred to Change Reference MAJ3.2 on Page 22 of Appendix A1(a) and said he was concerned that although there was, rightly, a mention of the A133 and A120, there was no mention of the A137. He asked if it had been considered. The Council's Planning Policy Manager said that although it was not explicitly mentioned in the Local Plan, it had been part of considerable discussions.

Following discussion by the Committee, it was moved by Councillor Patten, seconded and **RECOMMENDED** to Cabinet that:

8. It agrees to revisit Policy PRO1: Improving the Strategic Road Network, as detailed at Page 22 to Appendix A1a), to include the A137 as a strategic project in the Plan aimed at mitigating any traffic impacts on Manningtree and the railway crossing into Suffolk;

Councillor Patten then asked if betting shops and pay day shops could be included within Policy PRO5a (Use of Shop Units in Town Centres) (Page 28 of Appendix A1(a)). The Council's Planning Policy Manager said that, currently, it was not possible as the uses fell within the same use class as a range of other uses which would be deemed acceptable in Town Centres. However, he said he understood there was some debate about whether this might change in the future and would keep assessing the situation.

Councillor Patten asked if there was a policy on Section 106 agreements. The Council's Planning Policy Manager said that there was and it was Policy SD7: Securing Facilities and Infrastructure, which gave the Council the power to use Section 106 and Community Infrastructure Levies depending on what was in place. Councillor Patten asked if it included employing local young people to work on contracts which the Council's Planning Policy Manager confirmed was correct.

Councillor Patten then asked why there was no longer any mention of Station Road, Parkeston in the Local Plan. The Council's Planning Policy Manager said that the evidence from the Employment Land Review identified that for that sector of the economy, the likely amount of land needed was relatively low compared to what was in the Local Plan. He added that, due to various constraints on the site, it was very unlikely that there would be any chance of employment opportunity.

In conclusion, Councillor Patten asked a question regarding the maps on Page 40 of Appendix A1(c). He asked for clarification on the yellow line and the green dotted line. The Council's Planning Policy Manager stated that the yellow line was the reinstatement of the Historic Towns Designation, which related to archaeological remains. The green dotted line, he said, was the proposed Areas of Natural Beauty for Suffolk Coast and Heath.

It was moved by Councillor Patten, seconded by Councillor Broderick and **RECOMMENDED** to Cabinet that:

9. It look again at the depiction of the 'Historic Towns' area of Manningtree and make sure that it is proper.

The Chairman spoke in relation to the Walton Mere Development on Page 21 of the report and wished to make the Committee aware that there were many people in favour of this.

The Chairman also spoke with regards to road congestion between the Weeley A133 round-about through to the Naze. She said that the issue was becoming worse and asked that Cabinet consider applying pressure on the Essex Highways in this regard.

In conclusion, the Chairman explained that, with reference to the High Street, she had recently made a statement which suggested putting efforts into sustaining shops. This, she said, would avoid shops only being open throughout the tourist season and asked that the Council's Planning Department look into this.

**30. ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT**

There were none.

**31. FORWARD WORK PROGRAMME**

This was noted by the Committee.

**32. CHAIRMAN'S CLOSING REMARKS**

The Chairman extended her thanks to the Council's Planning Policy Manager and his team for all of the hard work they had put into producing the Plan.

The Chairman referred to recent scheduled meetings of the Committee and explained her reasons behind altering the dates and apologised to Members for any inconvenience this had caused.

The meeting was declared closed at 10.06 p.m.

Chairman