

**MINUTES OF THE MEETING OF THE LOCAL PLAN COMMITTEE  
HELD ON 14 JULY 2015 AT 6.00 P.M. IN THE COUNCIL CHAMBER,  
COUNCIL OFFICES, WEELEY**

**Present:** Councillors Stock (Chairman), Bray, Broderick, Cawthron, G V Guglielmi, Howard, Land, Massey, Platt, M J D Skeels, Stephenson, Talbot, Turner and Whitmore.

**Also Present:** Councillors M Brown, Bucke, Hones, McWilliams, Newton, Pemberton and White.

**In Attendance:** Head of Planning (Cath Bicknell), Corporate Director (Corporate Services) (Martyn Knappett), Monitoring Officer (Lisa Hastings), Planning Policy Manager (Gary Guiver), Planning Policy Team Leader (Richard Matthams), Communications and Public Relations Manager (Nigel Brown), Planning Officer (Will Fuller) and Democratic Services Officer (Michael Pingram).

**1. APPOINTMENT OF VICE-CHAIRMAN OF THE COMMITTEE**

It was moved by Councillor Turner, seconded by Councillor Talbot and **RESOLVED** that Councillor Stock be elected Vice-Chairman of the Committee.

Councillor G V Guglielmi then informed the Committee that he was resigning as Chairman of the Committee in view of the fact that an allegation had been made that he had failed to declare a Disclosable Pecuniary Interest and which was now the subject of investigation by Essex Police.

Councillor Stock, as Leader of the Council, explained to the Committee that Councillor G V Guglielmi retained his full support, would remain as Deputy Leader of the Council, and would serve on the Cabinet as Asset Management Portfolio Holder. Councillor Stock further stated that he would take over the responsibilities of Planning and Corporate Services Portfolio Holder for the time being.

It was then moved by Councillor Stock, that he be appointed as Chairman of the Local Plan Committee, it was also proposed by Councillor M J D Skeels that Councillor G V Guglielmi be appointed as Vice Chair, both were seconded by Councillor Turner however, only one vote was taken and consequently, it was **RESOLVED** that Councillor Stock be elected Chairman of the Committee.

**2. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS**

Apologies for absence were received from Councillor Baker (with Councillor Massey substituting), Councillor Mooney (with Councillor Stephenson substituting) and Councillor Porter (with Councillor Whitmore substituting).

**3. MINUTES OF THE LAST MEETING**

The minutes of the last meeting of the Committee held on 17 February 2015 were approved as a correct record and signed by the Chairman.

**4. DECLARATIONS OF INTEREST**

Councillor Howard declared an Other Pecuniary Interest (as defined in Section 5, Part 2 of the Members Code of Conduct), in item A.1 of the Report of the Head of Planning Services by virtue of the fact that he was employed by the University of Essex.

Councillor Bray declared a Non-Pecuniary Interest in item A.1 of the Report of the Head of Planning Services by virtue of the fact that he was a Ward Member for Little Clacton and Weeley.

Councillor McWilliams declared a Non-Pecuniary Interest in item A.1 of the Report of the Head of Planning Services by virtue of the fact that she was a Ward Member for Great Bentley.

Councillor G V Guglielmi declared a Non-Pecuniary Interest in item A.2 of the Report of the Head of Planning Services by virtue of the fact that he sat on the Essex County Council Panel for the Replacement Waste Local Plan.

## **5. PUBLIC SPEAKING**

The Chairman invited the following persons to address the Committee:

Mr Peter LeGrys, the agent on behalf of the developers promoting the Hartley Meadows Garden Suburb, felt that what was described in the Officers' report hadn't reflected the proposed idea that had been discussed with Officers.

Mrs Sue Jiggins, a local resident, spoke against the proposed Weeley Garden Village development.

Mr Peter Dumsday, Chairman of Weeley Parish Council, spoke against the proposed Weeley Garden Village development.

Mrs Carol Kincaid, a local resident, felt that the Committee had already decided the outcome of the Local Plan and urged the Committee to represent its residents.

Mr David Crewe, a local resident, urged the Committee to agree to a Local Plan as soon as possible so that the District was no longer vulnerable to poor development.

Mr Peter Harry, who represented a group named 'Protect Great Bentley', said a Local Plan must be agreed now in order to stop unwanted development in Great Bentley.

Mrs Pippa Drewe, who also represented 'Protect Great Bentley', asked at what point the Emerging Local Plan would carry sufficient weight to influence planning decisions and would the Emerging Local Plan rely on the Tendring District Council Local Development Framework of 2008 or would it need to be re-worked, thus expanding the timetable further.

Councillor Mike Brown, Ward Member for Little Clacton and Weeley, urged that consideration be given to the potential Tendring Central Garden Village development.

## **6. ANNOUNCEMENTS BY THE PLANNING POLICY MANAGER**

The Council's Planning Policy Manager (Gary Guiver) made announcements on the following matters:-

- (a) New Government reforms including tougher sanctions for Councils without a Local Plan and the introduction of a new zonal system that would effectively give automatic planning permission for development on suitable brownfield sites;
- (b) New National Housing Standards whereby the Government was keen to simplify the standards that applied to new housing developments;
- (c) Progress of Maldon District Council's Local Plan; and
- (d) That the Council, jointly with neighbouring authorities, had hired Peter Brett Associates to undertake an assessment of objectively assessed housing needs to

provide revised figures for those Authorities' respective Local Plans, but that the assessment was not yet complete so its findings would be reported at a later meeting.

## 7. TENDRING DISTRICT LOCAL PLAN ISSUES AND OPTIONS CONSULTATION DOCUMENT

The Committee had before it a report of the Head of Planning that asked the Committee to consider and approve the new Tendring District Council Local Plan Issues and Options Consultation Document which was to be published for consultation with the public and other interested parties.

The Council's Planning Policy Team Leader explained that the document sought the views of local people and any other interested parties with regards to future big decisions that the Council had to make about housing development and where in the District new homes should be built.

He advised the Committee that it was not a policy document and therefore would not commit the Council to any particular course of action. He then explained what the key issues for consideration would be and said that the document consisted of 29 questions based on the key issues for members of public to complete.

He informed the Committee that he and his team had made some assumptions of where the majority of the housing need could be delivered: 2,400 homes to be built on sites that already had planning permissions, 1,900 homes to be built on other sites within the Council's built up areas including brownfield sites and other small windfall sites, 3,000 homes to be built on greenfield sites around the edge of Clacton and Harwich, 1,200 homes would be built on greenfield sites around the edge of Tendring's smaller towns, 500 homes would be built through proportionate expansion around some of the District's larger villages and approximately 2,000 new homes on the Colchester/Tendring border, of which 1,000 would count towards Tendring's housing requirements.

Mr Matthams said that these assumptions would deliver approximately 10,000 homes which would leave 2,000 remaining to fill the quota. He presented the four alternative options for consultation: Hartley Meadows Garden Suburb, Weeley Garden Village, Tendring Central Garden Village or higher urban densities in existing dwellings and explained that the first three options would all deliver approximately 1,000 dwellings.

During discussion, the Committee was keen to ensure that all residents were fully aware of the consultation, particularly those without a Parish Council; that the report should be slightly amended to reflect that certain statements were just the Officers' opinion and that the timings of consultations needed to be more flexible to suit those who worked.

Following further discussion it was moved by Councillor Stock, seconded by Councillor Turner and **RESOLVED** that:

- a) The Tendring Local Plan Issues and Options Document, subject to the directions and comments made by the Committee, as clarified by the Officers, be approved to allow public consultation in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012.
- b) That the Head of Planning, in consultation with the Portfolio Holder for Planning and Corporate Services, be authorised to agree the consultation arrangements and any amendments that may be necessary as a result of the findings in the emerging 'Objectively Assessed Housing Need Study' or any other new evidence or information; and
- c) In the event of there being any increase, or a significant decrease, identified in the objectively assessed housing need, then the consultation must be returned to the Local Plan Committee before being opened to the public.

*The Committee stood adjourned between 7.35 p.m. and 7.43 p.m.*

## **8. ESSEX COUNTY COUNCIL'S REPLACEMENT WASTE LOCAL PLAN – CONSULTATION RESPONSE**

The Committee had before it a report of the Head of Planning that sought its agreement to Tendring District Council's proposed response to Essex County Council's Replacement Waste Local Plan, which was currently the subject of public consultation.

The Council's Planning Officer (Will Fuller) informed the Committee that part of its responsibility was to comment on other Council's plans and that the Replacement Waste Local Plan was formed by three principal documents: Revised Preferred Approach, Site Assessment and Methodology Report and Areas of Search Assessment and Methodology.

Mr Fuller then advised the Committee that ten potential waste sites had been submitted, of which five had progressed through the assessment criteria and were being put forward as potential waste site allocations:

1. Wellwick, Martins Farm, St Osyth – Inert waste recycling
2. Sunnymead, Elmstead and Heath Farms, Alresford – Inert infilling
3. Slough Farm, Ardleigh – Inert waste recycling and inert landfill
4. Morses Lane, Brightlingsea – Inert waste recycling
5. Ardleigh off the A120 – Municipal waste

He then stated that, of seventeen potential employment sites proposed, only two had progressed through to the final stage, those being Martell's Industrial Area and Oakwood and Crusader Business Park.

During discussions the Committee felt that Option 5 would be a bad location unless a junction was added to the road nearby; expressed concerns that Essex County Council had not properly consulted with Tendring District Council and that any future site should have appropriate access and shouldn't impact on the District.

Following further discussion it was moved by Councillor Stock, seconded by Councillor Turner and **RESOLVED** that, subject to the comments expressed by the Committee;

- a) The Local Plan Committee agrees the recommended responses (as set out in the main body of the report) to the 24 questions contained within the Revised Preferred Approach and the two further questions which relate to the Site Allocations and Methodology and Areas of Search Assessment and Methodology Reports; and
- b) The Planning Policy Manager be authorised to submit the agreed responses as the formal response of Tendring District Council, with a covering letter, to Essex County Council before the end of the consultation period at 5.00pm on Friday 30<sup>th</sup> July 2015.

NOTE:

In accordance with the provision of Council Procedure 18.5, Councillor Talbot requested that it be recorded in the minutes as having abstained from voting on the motion.

The meeting was declared closed at 8.15 p.m.

**Chairman**