

MINUTES OF THE MEETING OF THE LOCAL PLAN COMMITTEE**HELD ON 3 NOVEMBER 2016 AT 6.05 P.M. IN THE PRINCES THEATRE, TOWN HALL,
STATION ROAD, CLACTON-ON-SEA**

Present: Councillors Stock (Chairman), Turner (Vice-Chairman), Amos, Bray, Broderick, M Brown, Cawthron, G V Guglielmi, I J Henderson, Howard, Land, Scott, M J D Skeels and Stephenson

Also Present: Councillors Bucke (except item 19), Everett (except item 19), Nicholls, Porter, Watling (except item 19) and White

In Attendance: Head of Planning Services (Cath Bicknell), Head of Governance and Legal Services & Monitoring Officer (Lisa Hastings), Committee Services Manager (Ian Ford), Planning and Regulation Manager (Simon Meecham), Communications Manager (Nigel Brown) and Planning Officer (Will Fuller)

Also in Attendance: Chief Executive (Ian Davidson) (except item 19) and Senior Development Technician (Mary Foster)

14. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were submitted on behalf of Councillors Platt (who was substituted by Councillor M Brown) and Newton.

15. MINUTES OF THE LAST MEETING

It was **RESOLVED** that the minutes of the last meeting of the Committee, held on 27 September 2016, be approved as a correct record and signed by the Chairman, subject to on Page 5 of the Minutes and in relation to the paragraph on Horsley Cross the sentence "*Questions were raised as to why it had now been taken out;*" being amended to read: *Questions were raised as to **when and** why it had now been taken out;*"

16. DECLARATIONS OF INTEREST

Councillor Scott declared a non-pecuniary interest in respect of item A.2 of the Report of the Head of Planning Services insofar as he was the Ward Member for Alresford and also a Parish Councillor for Alresford Parish Council. He also declared that he was a member of the same political party as Sir Bob Russell who was listed to speak at the meeting under the public speaking scheme.

Councillor I J Henderson declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was a Town Councillor for Harwich and also the County Councillor for the Harwich Division.

Councillor Howard declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was currently an employee of Essex University and that he was also the Chairman of Little Oakley Parish Council.

Councillor Turner declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was a Town Councillor for Frinton and Walton Town Council and also an author of that Council's representations on the 2016 Local Plan Preferred Options.

Councillor M Brown declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was the Ward Member for Little Clacton and Weeley and also a Parish Councillor for Weeley Parish Council.

Councillor M J D Skeels Snr. declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was the Ward Member for the St Johns Ward.

Councillor G V Guglielmi declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was a Parish Councillor for Lawford Parish Council and also the County Councillor for the Tendring Rural West Division.

Councillor Land declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was a Parish Councillor for Thorpe-le-Soken Parish Council.

Councillor Stock declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was the Chairman of Little Bromley Parish Council.

Councillor Bucke, present in the public gallery, declared a non-pecuniary interest in respect of item A.1 of the Report of the Head of Planning Services insofar as he was a Town Councillor for Frinton and Walton Town Council.

17. PUBLIC SPEAKING

The Chairman invited the following persons to address the Committee:

Item A.1 – 2016 Local Plan Preferred Options Consultation Response Summary

Councillor Richard Everett asked the following question:

“In the consultation exercise much concern has been shown by Councillors and members of the public over the details of Tendring District Council’s housing supply.

Section 47 of the NPPF requires, among other things, an annual report to be produced on the Council’s position regarding a 5 year housing supply.

The Council has not yet published a 5 year housing supply report. Will the Local Plan Committee please instruct Officers to publish the report and further require that this is updated annually as required by the NPPF.”

The Chairman of the Committee replied along the following lines:

“Thank you for your question Councillor Everett. I agree, the lack of housing supply has long dogged Tendring District Council, not only having an out of date plan, but also the recent recession limiting land coming forward for development. In 2014 we set up this Committee to ensure that we could get a Local Plan in place which delivers certainty for investors and homes that are much needed. As you can see from the agenda today we have made great strides in delivering the Local Plan and have consulted on our preferred options, with the land supply we agreed back in April 2016. I am also glad to inform you that Tendring District Council does provide an annual report on housing – and has done so long before the NPPF. The report is called the Authorities Monitoring Report and is on our website. Our Local Development Scheme – approved at the last meeting of this Committee requires the report to be published in December/January each year - so you can expect an update very soon.”

Councillor Bray suggested that there be a standard agenda item in future whereby the Officers gave an update on the five year housing land supply. The Chairman undertook to discuss this suggestion further with the Head of Planning Services.

Mr William Shunnucks asked the following question:

“Why does the Plan make so little mention of the employment growth opportunities offered by the University of Essex? Also whether the opportunity for transport orientated development along the Sunshine Coast Line is being considered?”

The Chairman of the Committee replied along the following lines:

“Thank you Mr Sunnucks, I recognise you as member of the Campaign Against Urban Sprawl in Essex – or CAUSE in short.

We welcome CAUSE’s, representation to the Tendring Local Plan; which provides endorsement of the east Colchester / west Tendring garden community. I agree that both the university and the sunshine coast prove a sound basis for employment generation and travel sustainability in plan making. Part 1 of the draft Local Plan, fully recognises the opportunities presented by the University of Essex expansion. Tendring District Council is actively working with the University in regards to new employment, academic and student space. In addition a study is underway to look at the potential demographics of the new garden community and the types of employment that can be expected to be delivered with the benefit of the university expansion and more generally.

In relation to Tendring’s settlement hierarchy, I can indeed confirm that rail stations are an important criteria for achieving sustainable development. Settlements within the ‘Sunshine Coast’ take the majority of allocations, or are existing development commitments to deliver Tendring’s Objectively Assessed Housing needs. This includes, Alresford, Great Bentley, Weeley, Thorpe-le-Soken, Clacton, Kirby Cross and Walton – very much a Metro Plan.”

Councillor I J Henderson suggested that the Committee should receive information on the control period for future Railtrack investment on rail infrastructure within the District. The Chairman undertook to arrange this with the Head of Planning Services.

Mr Donald Emslie, joint owner of the Lifehouse Hotel and Spa at Thorpe-le-Soken, made a statement advocating the inclusion within the Local Plan of a mixed development around Thorpe Hall.

Ms Angela Barnes, Vice-Chairman of Weeley Residents’ Association (WRA), made a statement on her concerns that the objections raised by the residents of Weeley had been ignored by the Council. She reiterated the reasons why the WRA felt that Weeley was not the right location for a large scale housing development.

Parish Councillor Christine Hamilton, Vice-Chairman of Weeley Parish Council, made a statement expressing her disappointment that the Parish Council had not been officially consulted. She stated that Weeley was not the right location for a large scale housing development and raised several issues that she wanted the Council to address.

Ms Tina Starling, a resident of Thorpe-le-Soken, made a statement expressing her objections to any inclusion within the Local Plan of the proposed mixed development around Thorpe Hall on highway grounds.

Sir Bob Russell made a statement with regard to Local Plan issues on the boundary between Colchester Borough Council (CBC) and Tendring District Council (TDC). He stated his concern that CBC and TDC were not necessarily “on the same page” especially with regard to the boundary of the proposed country park. He felt it was important that the boundary of the country park be fixed before any housing sites were allocated. Sir Bob also stated his concern that Colchester would urban sprawl eastwards and he hoped that TDC would prevent an urban development on the boundary.

Parish Councillor John Cutting, Chairman of Little Clacton Parish Council, made a statement in which he again urged TDC to put a Local Plan in place as soon as possible in order to protect residents and also to stop the “presumption in favour” of development. He stated that he felt that the current wording of Local Plan Policy LP6 was not in the best interests of residents and needed to be amended. He felt that it favoured developers and put “the presumption in favour” of development ‘in stone’ especially where a shortage of affordable housing had been identified.

Mrs Bannister made a statement in which she urged the Council to change the designation of Weeley from “Expanded Settlement” to “Rural Service Centre” as even with the removal of Option W from the Local Plan Weeley would still be vulnerable to further large developments in the future. Mrs Bannister stated that Option T was still too large an allocation of housing for Weeley and was in the wrong site. She urged the Council to work with the Parish Council and the WRA to find a better site.

18. 2016 LOCAL PLAN PREFERRED OPTIONS CONSULTATION RESPONSE SUMMARY

As detailed in full under Minute 16 above, Councillors I J Henderson, Howard, Turner, M Brown, M J D Skeels Snr., G V Guglielmi, Land, Stock and Bucke had all declared non-pecuniary interests in this item.

The Committee had before it a detailed report of the Head of Planning Services which provided it with a summary of the consultation responses received by the Council and which also gave an update on the position with regard to the Objectively Assessed Needs.

Members were reminded that the Tendring District Council, Preferred Options Local Plan consultation had taken place from 14 July 2016 to 8 September 2016 so that technical stakeholders, businesses, developers and landowners, community representatives and members of the public could comment on the draft policies and the policies maps. The draft Local Plan was supported with Sustainability Appraisals and those had also been out to public consultation, Part 1: 8 August to 19 September 2016 and Part 2: 28 August to 10 October 2016.

It was reported that the representations received varied from suggested amendments to wording, through to full support of policies or full objections to policies. Representations also included proposals for additional sites for housing and/or employment growth or updates to sites already part of Tendring District Council’s Strategic Housing and Employment Land Availability Assessment document. The representations received could be viewed on the Council’s website.

The Committee was made aware that any proposed changes to the Preferred Options Local Plan to create the Submission version of the Local Plan would be presented to a future meeting of the Committee.

In respect of the Objective Assessed Needs, Members recalled that on 21 January 2016 the Committee had approved the following resolution:

“That the Local Plan Committee:

(b) approves that the range of Objectively Assessed Needs for Tendring District Council is 500-600 dwellings per annum; that the mid-point of 550 dwellings per annum is used as the Council’s provisional housing target for the Local Plan and that officers consider options up to 600 dwellings per annum as the Local Plan refines through its next consultation stage and new data is assessed;”

On 9 June 2016, the Committee had approved the locations for the supply of the Objectively Assessed Needs (OAN) of 550 homes each and the location for the supply of the additional potential needs of up to 600 homes each year for public consultation.

On 27 September 2016, the Committee had been informed that the Office for National Statistics had published new population projections and that the Government had used those to create new household projections. The Committee had been informed that the Council's evidence needed to be updated to reflect the data and that Peter Brett Associates had been appointed to advise the Council on any changes to Tendring's housing requirements and that, if available, this would be presented to this meeting of the Committee in November 2016.

It was reported that, whilst the OAN report update had not been finalised at the time of writing the Officer's report, it had been confirmed by Peter Brett Associates that Tendring could proceed on the basis of the lower of the range of housing requirements, at 550 homes each year.

Summaries of the representations received were reported to the Committee under the following headings:-

- (1) Summary of the Local Plan Preferred Options and Sustainability Appraisal Consultation Responses;
- (2) Technical Stakeholders Representations;
- (3) Businesses, Developers and Landowners Representations;
- (4) Community Representatives Representations;
- (5) Summary of Sustainability Appraisal Representations;
- (6) The Preferred Options Public Consultation Exercise; and
- (7) Next Steps

Details of the actual representations received were set out in the Appendices to the report as follows:

- (a) Appendix 1 – Representations on the Preferred Options Local Plan: Part 1 and Part 2 – Technical Stakeholders;
- (b) Appendix 2 – Businesses, Landowners and Developers (Part 1);
- (c) Appendix 3 – Businesses, Landowners and Developers – Part 2 – Sites being promoted for new housing or mixed-use including housing by District Ward and also representations which concerned existing and proposed employment-related sites including tourism;
- (d) Appendix 4 – Community Representations (Councillors, Town & Parish Councils, Residents Groups, Other Organisations);
- (e) Appendix 5 – Members of the Public; and
- (f) Appendix 6 – 'Post It Notes' (Comments from Exhibition Attendees).

The Committee had before it a list of "Errata" which minor textual amendments to the contents of the Officers' report and appendices thereto.

The Planning and Regulation Manager (Simon Meecham) gave a presentation to Members which highlighted the salient issues within his report including:-

- (1) OAN Update;
- (2) Consultation responses by numbers;
- (3) The Consultation Events;
- (4) Consultation Responses on the Key Issues – Weeley and the Colchester Fringe;
- (5) Consultation Responses from the Technical Stakeholders, Community Representatives, Businesses/Landowners/Developers – No objections from Colchester Borough Council or Essex County Council and no additional sites required at this stage; and
- (6) Sustainability Appraisals – Colchester Fringe and Weeley

Councillor Stephenson requested a written response from Officers as to why Royal Mail had failed to distribute many of the consultation information leaflets to households in good time.

Councillor Howard requested that a list of any sites/policies that were removed or added or amended be included as an Appendix to future Local Plan reports. The Chairman undertook to discuss this suggestion further with the Head of Planning Services.

The Committee having considered all of the information provided, it was moved by Councillor Stock and seconded by Councillor Turner and unanimously:

RESOLVED that the Committee:

- (a) Notes that the consultation responses for Part 1 of the Preferred Options will be jointly collated by Braintree, Colchester and Tendring Councils to jointly consider whether any necessary changes are to be proposed, which will be presented to the next meeting of this Committee;
- (b) agrees that, if the final report, expected in November 2016, from Peter Brett Associates on Tendring District Council's Objectively Assessed Needs confirms 550 homes each year as the Council's annualised housing requirement, the Head of Planning Services be authorised to proceed with Option T and not Option W in respect of allocations in Weeley in the draft Pre-Submission Local Plan;
- (c) agrees that Weeley be re-designated as a "Rural Service Settlement";
- (d) notes that the representations received in response to the consultation on Part 2 of the Preferred Options Draft Local Plan will be considered by the Head of Planning and any minor changes will be presented in the pre-submission draft to the Local Plan Committee on 19 January 2017 for consideration and approval; and
- (e) requests that, when considering the representations received, the Head of Planning Services consults the Local Plan Committee on major changes, or those matters which have been highlighted by the Committee during its debate, such as the wording of Policy LP6 and anything that affects the progress of Option T, prior to presenting the pre-submission draft at its committee on 19 January 2016; this is to ensure that there is no further delay to the timetable.

19. ADOPTION OF ALRESFORD NEIGHBOURHOOD PLAN AREA

Councillor Scott had earlier declared a non-pecuniary interest in respect of this item insofar as he was the Ward Member for Alresford and also a Parish Councillor for Alresford Parish Council.

The Committee had before it a report of the Head of Planning Services which sought its agreement to designate the Alresford Neighbourhood Plan Area.

It was reported Alresford Parish Council had submitted an application to this Council to agree the proposed Neighbourhood Plan Area (NPA). If so designated, the application would represent the initial stage in the preparation of the District's first Neighbourhood Plan.

Members were informed that this Council had undertaken an eight-week public consultation exercise from July 14 until September 8 2016 and had invited residents and other interested parties to comment. Only two representations had been submitted to the Council.

Members were advised that the justification provided by the Parish Council, the scale and nature of comments received as well as the recent changes to Neighbourhood Plan legislation had all been evaluated and that Officers considered the proposed Neighbourhood Plan Area to be acceptable. Therefore, if Members wished to designate the proposed Plan Area this would allow the Parish Council to proceed with the preparation of its Neighbourhood Plan.

The Committee having discussed the information provided, it was moved by Councillor Scott and seconded by Councillor Turner and:-

RESOLVED that the Local Plan Committee agrees to designate the proposed Neighbourhood Plan Area, as attached at Appendix A to item A.2 of the Report of the Head of Planning Services.

The meeting was declared closed at 8.00 p.m.

Chairman