



**MINUTES of  
PLANNING AND LICENSING COMMITTEE  
20 JULY 2017**

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**PRESENT**

Chairman	Councillor Mrs P A Channer, CC
Vice-Chairman	Councillor A K M St. Joseph
Councillors	H M Bass, B S Beale MBE, R G Boyce MBE, M F L Durham, CC, A S Fluker, M R Pearlman, S J Savage and Mrs M E Thompson

**269. CHAIRMAN'S NOTICES**

The Chairman drew attention to the list of notices published on the back of the agenda.

**270. APOLOGIES FOR ABSENCE**

There were none.

The Chairman welcomed Councillor M R Pearlman to the meeting at this point, noting that he had been unable to attend the Committees first meeting of this municipal year.

**271. MINUTES OF THE LAST MEETING**

**RESOLVED**

- (i) that the Minutes of the meeting of the Committee held on 13 June 2017 be received.

**Minute 132 – Appointments of Representatives on Liaison Committees / Panels**

It was noted that Councillor R G Boyce was listed as a substitute for the Maldon and Blackwater Estuary Coastal Community Team (Management Team) but in fact sat on this body as Chairman of the Community Services Committee. It was however, agreed not to make any change the Membership.

**Minute 142 – Code of Good Practice and Guidance on the Conduct of Planning Matters**

In response to a questions, the Chairman provided the Committee with an update on the production of the Code of Good Practice / Guidance document and advised that she was awaiting a meeting with the Chief Executive to progress and agree a final version of the document which would be brought before the Committee for consideration.

## **RESOLVED**

- (ii) that the Minutes of the meeting of the Committee held on 13 June 2017 be confirmed.

### **272. DISCLOSURE OF INTEREST**

Councillors M F L Durham and Mrs P A Channer declared non-pecuniary interests as a Member of Essex County Council and an interest in any item pertaining to that Authority.

Councillor S J Savage declared a non-pecuniary interest in Agenda Item 7 – Maldon and Heybridge Central Area Masterplan as there was a change to Chelmer Terrace where he lived.

Councillor H M Bass declared a personal interest in Agenda Item 6 – Economic Development Update as a Trustee of Abberton Rural Training.

Councillor A S Fluker advised that in relation to Agenda Item 7 – Maldon and Heybridge Central Area Masterplan that he was a Maldon Harbour Improvement Commissioner.

### **273. PUBLIC PARTICIPATION**

No requests had been received.

### **274. ECONOMIC DEVELOPMENT UPDATE**

The Committee received the report of the Chief Executive providing an update on key issues relating to Economic Development. Appendix 1 to the report provided an update on the activities of various Economic Development workstreams.

The Chairman advised the Committee of recent new staff appointments to the Economic Development Team.

**RESOLVED** that the contents of the report be noted.

### **275. MALDON AND HEYBRIDGE CENTRAL AREA MASTERPLAN**

The Committee considered the report of the Chief Executive seeking Members' approval of amendments to the draft Maldon and Heybridge Central Area Masterplan following public consultation. Members' agreement was also sought to enable preparation of a final document for endorsement and subsequently adoption as a Supplementary Planning Document.

The approved draft Maldon and Heybridge Central Area Masterplan for public consultation was attached as Appendix 1 to the report. A copy of the questionnaire and

project summary leaflet were attached as Appendix 2 and Appendix 3 detailed all comments recorded.

A public consultation commenced on 22 March until 29 April 2017. Members were advised that the public consultation had highlighted concerns that a certain element of a project in the draft Masterplan could impact negatively on waterside businesses and the character and appearance of the historic waterfront and that certain projects should have a higher priority in the draft Masterplan. Overall the plan had been positively received.

The report set out a number of proposed amendments to the draft Masterplan. Members were informed that if agreed a final copy of the Maldon and Heybridge Central Area Masterplan would be brought to the next meeting of this Committee.

Some Members raised concern regarding the level of response received to the consultation and drawing conclusions from such a small number. It was noted that a single response may have been representative of a local amenity group or business that has a number of members or employees. The Urban Design Officer outlined how the Masterplan had been compiled over the last four years with significant stakeholder engagement to get to this stage. All stakeholders had been advised of the consultation and in response to a further question Members were advised of the publicity undertaken to inform the public of the consultation via the local press, the Council's website and a permanent exhibition in the Council offices for the duration of the consultation period.

In response to a question regarding the response to question 2f – Maritime Heritage Members were advised that this was reflective of similar responses received to question 2b – Waterfront Environment.

A concern was raised regarding the proposed bridge across the River Chelmer. The Urban Design Officer clarified that the Movement and Connectivity Framework in the draft Masterplan was proposing a connection or link to improve public access to the waterside as Policy S5 states. Review of movement and connectivity around the whole Masterplan area had identified a weak link for the Essex Coastal Path at this point. The opportunity had been taken by stakeholders to include a safe and attractive walking and cycling route away from the Fullbridge crossing and Market Hill route to better connect The Causeway Regeneration Area, Maldon Central and the Leisure Quarter for pedestrians and cyclists as stated in Policy S5. The Strategic Planning Policy Manager advised that the Masterplan provided a framework for various projects to come forward and the footpath/cycle connection across the river would be one of these.

Councillor A S Fluker proposed that the bridge be removed from the Maldon and Heybridge Central Area Masterplan. This proposal was duly seconded and upon a vote being taken was agreed. Subject to this the other proposed amendments to the Masterplan were agreed.

The Chairman extended the thanks of the Committee to the Urban Design officer for her hard work and putting the consultation in a form which was easy to understand. Thanks were also given to the Planning Policy Officer present at the meeting.

## **RESOLVED**

- (i) that the proposed amendments to the draft Maldon and Heybridge Central Area Masterplan following the public consultation, be agreed;

- (ii) that Officers be granted approval to prepare a final Maldon and Heybridge Central Area Masterplan to be considered by this Committee at its meeting on 14 September 2017 prior to recommendation to the Council for approval.

## **276. COLCHESTER BOROUGH COUNCIL PUBLICATION DRAFT LOCAL PLAN CONSULTATION**

The Council considered the report of the Chief Executive seeking Members' approval of the proposed response (Appendix 1 to the report) to the Colchester Borough Council Draft Local Plan.

It was reported that Braintree District, Colchester Borough and Tendring District Councils had jointly prepared their draft Local Plan which had simultaneously been published for consultation. Each Local Plan was split into two parts, namely:

- Section 1 Strategic Plan for North Essex including the Garden Communities;
- Section 2 Policies, maps and site for development housing, employment, regeneration etc.

Members were advised that the Borough specific allocations detailed in the Colchester draft Local Plan aimed to provide 14,720 houses by 2033, identified and protected 39.7 hectares of employment land and identified three Strategic Economic Areas.

Members discussed the report and the following areas of concern were raised:

- Appleford bridge on Braxted Park Road (paragraph 5.10.1 of the report), as a major pinch point on the route from Tiptree to the A12, required improvement
- Improvements to feeder routes to the A12 were vital;
- The expansion of Tiptree needed to clearly identify whether there would be a positive or negative effect on the local road network.

Some concern was made regarding the impact on the local road network if, for example, the expansion of Tiptree took place. Particular reference was made to Appleford Bridge on the Great Braxted Road, and it was suggested that this Council should encourage Colchester Borough Council to use Section 106 monies to make required improvements to this bridge which was on the main route from Tiptree to the A12. Further reference was made to other pinch points around Braxted Park.

There was some confusion regarding road names referred to by Officers in the report and in response the Chairman requested that Councillor H M Bass and the Planning Policy Officer meet to ensure that the Council was referring to the correct roads and bridges in its consultation response.

Following further discussion it was agreed that the subject to clarification regarding the bridges and roadway and an indication being made in the consultation response that Members had concern regarding the negative effect the consultation response be approved.

**RESOLVED** that subject to the above clarification and addition the Maldon District Council's response (appendix 1 to the report) to the Colchester Borough Council draft Local Plan consultation, be approved.

**277. BRAINTREE DISTRICT COUNCIL PUBLICATION DRAFT LOCAL PLAN CONSULTATION**

The Council considered the report of the Chief Executive seeking Members' approval of the proposed response (Appendix 1 to the report) to the Braintree District Council Draft Local Plan.

It was reported that Braintree District, Colchester Borough and Tendring District Councils had jointly prepared their draft Local Plan which had simultaneously been published for consultation. Each Local Plan was split into two parts, namely:

- Section 1 Strategic Plan for North Essex including the Garden Communities;
- Section 2 Policies, maps and site for development housing, employment, regeneration etc.

Members were advised that the Borough specific allocations detailed in the Braintree draft Local Plan aimed to allocate at least 14,320 new houses and identified 51.1 hectares of land for new employment sites.

Following presentation of the report a number of concerns were raised by Members and information provided by Officers:

- Access from this District to the A12 was vital; a clear route to the A12 was required. Improvements to junctions and access routes to the A12 were vital along with improvements to the junction at Hatfield Peverel to accommodate residents and visitors of the Maldon District and those from new housing developments.
- In response to questions, the Strategic Planning Policy Manager advised Members of a meeting to be organised with Braintree District Council to discuss through all comments, including those raised today. It was noted that the Council would shortly be consulted on the planning application related to the A12 expansion. The Council had been involved in the consultation process leading up to this, raised concerns where appropriate and met with neighbouring authorities. It was requested that Officers involve the Ward Members from the northern parishes in advance of further discussions.
- Consideration was needed in respect of the impact the proposed new developments would have on the Councils coastline and ensuring that sufficient resources were in place.
- Concerns were raised about potential bottlenecks at Hatfield Peverel station. It was noted that a station was due to be opened at Beauleiu Park (on the outskirts of Chelmsford) but Members commented that it was important for this not to impact on the Hatfield Peverel station. The Officer advised that this had not been included in the response but could be added.
- It was noted that traveller sites were not identified or allocated in the Local Plan as these would come forwards through strategic growth locations and the garden communities.

It was agreed that the consultation response would be amended to include all Members' comments.

**RESOLVED** that subject to amendment, the Maldon District Council's response (appendix 1 to the report) to the Braintree District Council draft Local Plan consultation, be approved.

## **278. HATFIELD PEVEREL NEIGHBOURHOOD DEVELOPMENT PLAN REGULATION 16 CONSULTATION**

The Committee considered the report of the Chief Executive seeking Members' consideration of the Council's response (set out at Appendix 1 to the report) to the Hatfield Peverel Neighbourhood Development Plan (HPNHDP).

It was noted that following preparation of the HPNHDP a six week period of consultation under Regulation 16 was now taking place. The Plan proposes planning policies and allocations to be used in the determination of planning applications locally. If agreed the Plan would become part of the development plan for the Braintree District.

Members discussed the HPNHDP and a number of comments were raised and information provided by Officers:

- It was noted that the Neighbourhood Development Plan supported the provision of a Maldon Link road and the Planning Policy Officer clarified that there were no specifics in respect of its location and the document just supported the principle. Members agreed that it was vital to identify the location of the link road and that the consultation road should refer to support for a Maldon link road bypassing the villages is essential.
- Members were advised that the policy of green buffers contained a list of appropriate uses within the infrastructure which included recreation, business uses appropriate to the working countryside and transport infrastructure.
- In response to a question, the Strategic Planning Policy Manager clarified that principle discussions on the A12 and link road etc. had been with Braintree District Council. He highlighted the importance to have all parties on the same page so that the Council and approach Highways England and highlight that the link and connections to Maldon was absolutely critical. The Committee felt it was essential to also correspond with Hatfield Peverel Parish Council.

The Committee agreed the response to the HPNHDP subject to the comments above.

**RESOLVED** that subject to the above comments, Maldon District Council's response to the Hatfield Peverel Neighbourhood Development Plan (Appendix 1 to the report) be approved for submission.

## **279. MALDON DISTRICT LOCAL DEVELOPMENT PLAN 2014 TO 2029**

The Committee received the report of the Chief Executive advising Members that the Council had received the Inspector's report into the Maldon District Local Development Plan (LDP). The report provided a summary of the key components of the Inspector's report and next steps.

The Inspector had found the Maldon LDP to be sound with modifications. Members were informed that the Inspector's report was being considered by the Secretary of State and a decision statement was awaited from him.

It was noted that the Inspector had summarised the Modifications in the Non-Technical Summary to his report and this was attached at Appendix 1 to the report.

**RESOLVED** that the contents of the report be noted.

There being no further items of business the Chairman closed the meeting at 9.05 pm.

MRS P A CHANNER, CC  
CHAIRMAN