

## **Minutes of Bures Hamlet and Bures St Mary Parish Council Joint Planning Committee Meeting**

**Thursday 6<sup>th</sup> September 2018 at the Main Hall,  
Bures Community Centre, Nayland Road immediately  
following the Extraordinary Parish Council Meetings**

**Present:** BHPC: Cllrs D Lee, A Crowe, M Randall, R. Butler, M Baker  
BSMPC: Cllrs G Jackson, J McCrory, T Saer, L Alston,  
T Fairbairn, J Aries, S Pentney

**In the Chair:** Cllr D Lee (Chairman of BHPC) – Cllr G Jackson, Chairman of BSMPC  
proposed that Cllr D Lee, Chairman of BHPC be Chairman of the  
meeting. This was unanimously agreed by all members present.

**Also Present:** Mrs J Wright (Clerk)

### **1/09/18 APOLOGIES FOR ABSENCE**

Apologies received from Cllr Welch (BHPC) (on holiday), Cllr Ellis (BHPC) (on holiday),  
Cllr Waring (BSMPC) (work commitment), Cllr Ambrose (BSMPC) (on holiday).  
All apologies accepted by those members present.

### **2/09/18 DECLARATION/REGISTER OF INTERESTS/DISPENSATIONS**

To declare any 'Pecuniary' or 'Non-pecuniary' interests in respect of items on the agenda.  
No Register of Interests declared or Dispensation requests put forward.

### **3/09/18 PUBLIC FORUM – Questions or Statements from the Public**

15 minutes maximum public participation

3 minutes for individual contributions unless longer required

There were 12 members of the public present.

No matters raised.

At this point it was noted that the Clerk had gained advice from the EALC regarding the  
workings of Joint Committee meetings.

Following that advice it was agreed by all members present to accept the following resolution:  
Bures Hamlet and Bures St Mary Parish Councils give delegated power to the Clerk to act  
on behalf of the Councils when dealing with arrangements of a Joint Committee,  
undertaking decisions and spending funds; if the decision falls outside the normal meeting  
timetables. When making any decision the Clerk should first consult with both the  
Chairman and Vice-Chairman of both parish councils.

### **4/09/18 LAND EAST OF COLCHESTER ROAD**

Cllr Fairbairn asked if the District Councillor had been invited to the meeting. The Clerk  
advised that Cllr Scattergood had been invited to previous meetings to discuss the  
proposals for the land but had always declined as she was Chairman of the Braintree  
District Council Planning Committee and therefore did not consider it appropriate.

#### **a) Vision Statement from Gladman Developments Ltd**

Gladman Developments Ltd had circulated a proposed Vision Statement for the land at Colchester Road for comment from the parish council and all residents of the village. The Vision Statement outlined proposals to submit a further application plus an Appeal to the Inspector against the refusal of Planning Application No. 17/02291/OUT.

The Chairman noted that he was aware of a petition being raised against any proposals for the land but advised that members should remember that the parish council was a Body held responsible to represent the views of all residents. Cllr Jackson commented that she had suggested the petition as a useful way of showing public opinion on the developer's plans. A question was raised as to how the impact on the village if any proposals were agreed would compare with earlier development changes such as Normandie Way and Cambridge Way housing estates. The Chairman was unable to give a comment on this.

#### **b) Expected submission of a revised planning application**

The Chairman advised that the proposed revised planning application would again be for 98 dwellings but would include an S106 agreement. Of those 98 dwellings it was suggested that 40% would be Affordable. The Chairman clarified the reasons agreed previously by members not to meet with Gladman Developers Ltd to discuss the revised proposals.

#### **c) Appeal and Public Inquiry Ref: APP/Z1510/W/18/3207509**

Notification had been received from Braintree District Council that an appeal have been made to the Secretary of State following its refusal of planning application No. 17/02291/OUT. The Inspector had confirmed that the deadline for responses was 19<sup>th</sup> September. It was noted that all previous comments made would be forwarded to the Inspector for his consideration when determining the appeal.

Concerns and comments raised at this Joint Committee were:

BDC had no approved Local Plan or a 5 year housing allocation.

What is classed as exceptional circumstances for greenbelt land?

BDC's refusal referred only to landscape value and not to any proposals for extending the AONB. Dedham Vale would speak at the Public Inquiry.

No current confirmed proposals to extend the AONB at Bures.

Pikes Marsh estate had secured the cap on housing for the village.

Children living outside school catchment area were allocated according to those living closest. Primary School not to full capacity.

#### **Cllr Randall left the meeting at this point.**

Cllr Jackson presented a draft joint response to the Appeal.

The Chairman proposed to accept the draft in principle with minor alterations with final draft to be approved at the Bures Hamlet Parish Council meeting on the 17<sup>th</sup> September.

A vote was taken with 9 in favour and 2 abstentions. Proposal accepted.

#### **d) Rule 6 Appeals and Inquiries**

The Chairman proposed not to apply for Rule 6 status at the Public Inquiry.

A vote was taken with 10 in favour and 1 abstention. Proposal accepted.

#### **e) To consider hiring a Planning Consultant**

Cllr Jackson had followed up on a proposal to hire a planning consultant to assist at the Planning Inquiry. She had obtained some advice on the matter. It was considered prudent to put a cap on any costs. A member of the public had approached Cllr Jackson with an offer to contribute a sum towards any costs. One Councillor suggested using the free consultations which were readily available.

The Chairman proposed that in principle the Committee would consider taking advice from a planning consultant.

A vote was taken with 6 in favour, 1 against and 4 abstentions.

The proposal was accepted.

**f) To consider Crowdfunding to cover any legal costs**

This matter was fully debated. Any Crowdfunding Group should be properly constituted to manage the funding. Mr Butcher offered to investigate Crowdfunding in more depth.

**At this point the Chairman suspended the meeting to allow comments to be raised by those members of the public in attendance.**

Comments raised:

Some residents did not receive the Vision Statement leaflet. The Clerk noted that it was available on the parish council's website.

Mr Butcher reported that the resident's petition was online and reported on in the EADT. He agreed to amend the petition in the village retail outlets to include his name as the originator.

One Councillor was questioned regarding their stance to the appeal. Statistics taken from the Parish Plan Housing section had contributed to their view.

One member of the public suggested that the % of affordable housing as indicated on the planning application may be reduced as is often the case shown on other approved developments.

**At this point the Chairman resumed the meeting.**

**5/09/18 VACANT GARAGE SITE 7 – 9 COLCHESTER ROAD**

The Chairman gave a brief background of the site following up to the recent refusal of Planning Application No. 18/00649/OUT for 4 dwellings. A letter had been sent to the developer from the parish council following its Extraordinary Parish Council Meeting of the 13<sup>th</sup> August to offer support to Mr Sharpe and to work with all parties concerned to encourage an amicable use of the vacant site. A revised draft sketch plan from the developer showed proposals for 2 dwellings plus workshop and studio. The developer was keen to gain views from the parish council on this.

Members accepted the plan in principle however no comments could be agreed until a full planning application was submitted. It was noted that retail outlet use for the site always remained a preferred option.

**6/09/18 BRIEF INFORMATION & EXCHANGE FOR NEXT AGENDA ITEMS**

Cllr Butler suggested that all future planning committee meetings should be held as joint parish council planning committee meetings. It was considered that any future contentious planning applications could be discussed under a joint parish council approach.

**07/09/18 DATE OF NEXT MEETING**

Joint Planning Committee meeting to be set as required.

The meeting closed at 9.45pm.

Signed:

Chairman

Date

