

## Planning Policy Committee – 16 January 2024

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Minutes of the meeting of the **Planning Policy Committee** held on **16 January 2024** when there were present:-

Chairman: Cllr J E Cripps  
Vice Chairman: Cllr M J Steptoe

Cllr A H Eves  
Cllr I A Foster  
Cllr M Hoy

Cllr J E Newport

### **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr I H Ward.

### **SUBSTITUTES**

Cllr D J Sperring - for Cllr I H Ward

### **OFFICERS PRESENT**

S Summers - Strategic Director  
J Quilter - Corporate Manager, Strategic Planning  
D Kudla - Senior Strategic Planner  
W Szyszka - Democratic Services Officer

**Please note that the full livestream of this meeting can be viewed at: [Planning Policy Committee \(youtube.com\)](https://www.youtube.com/watch?v=...)**

### **5 MINUTES**

The Minutes of the meeting held on 17 October 2023 were approved as a correct record and signed by the Chairman.

### **6 DECLARATIONS OF INTEREST**

Cllr A H Eves declared a non-pecuniary interest by virtue of being the Chairman of the Development Committee at Rochford District Council.

Cllr M Hoy declared a non-pecuniary interest in Item 6 of the agenda by virtue of renting space at Dollyman's Farm.

Cllr M J Steptoe declared a non-pecuniary interest by virtue of being a Member of Barling Magna Parish Council and Essex County Council.

Cllr D J Sperring declared a non-pecuniary interest by virtue of being a Member of Rayleigh Town Council.

### 7 LOCAL DEVELOPMENT SCHEME 2024-26

Members considered the report of the Director of Place setting out a forward timetable for the preparation of development plan documents and other core planning documents consisting of an update to the Council's Local Development Scheme covering the period 2024 to 2026.

A Member raised a query in relation to paragraph 5.13 of the Appendix as to whether Parishes were aware of the Neighbourhood Plans and whether they possessed the resource enabling them to be part of this initiative.

In response, officers advised that the current arrangements would be investigated, and feedback provided outside of the meeting.

It was asked where the decision-making powers lay in relation to the Community Infrastructure Levy (CIL) and officers would provide a response outside of the meeting.

A Member requested that an additional column be added to the risk table as per page 5.15 of the Appendix listing the possible effects of the risk happening alongside a RAG rating for each instance.

Officers advised that this would be actioned.

Cllr J E Cripps moved a Motion, seconded by Cllr A H Eves that recommendation 2 of the report be approved.

#### **Resolved**

- (1) That the Planning Policy Committee notes the proposed programme plan, set out at Appendix B.
- (2) That the Planning Policy Committee recommends to Full Council that the Local Development Scheme 2024-26, as attached at Appendix A, be adopted and published on the Council's website. (CDP)

(This was unanimously agreed.)

### 8 EMPLOYMENT LAND STUDY 2024

Members considered the report of the Director of Place setting out a definitive position statement on employment land supply within the District to meet future needs, using both quantitative and qualitative analysis.

In response to a Member query relating to Foulness containing a significant amount of employment sites that had not been incorporated into the report, officers advised that they were open to acknowledging the employment contribution of additional sites; however, Foulness was not included within the report as it does not meet established Use Class definitions for 'employment'. However, the Local Plan was obliged to consider how to approach the status of

Foulness in planning terms, and the relevant bodies (such as the Government's Defence Infrastructure Organisation (DIO) were being fully consulted through the process.

Officers advised that they would be open to discussions surrounding the Foundry Business Park and Rawreth Industrial estate outside of the meeting.

A Member requested that particular emphasis be given to options that would allocate land for employment purposes within or adjacent to housing growth areas in order to provided sustainable and well-located employment provision during the development of the Local Plan as per paragraph 5.87 of the Appendix.

Officers advised that this would be emphasised going forward and outlined within the report.

A member asked whether the report considered the needs of small businesses, as many start-ups seeking industrial units needed something of around 1,000 sq ft.

Officers advised that the report acknowledges this through mention of evidence such as the South Essex Grow On Space Study 2020, which identifies a shortage of good quality accommodation in the smaller size bands, noting a developer preference in South Essex to focus on larger warehouse-style units. This is something the new Local Plan will seek to address and provide for.

**Resolved**

That the Planning Policy Committee notes the report as part of the evidence base for the emerging Local Plan including subjects discussed at the meeting. (CDP)

The meeting commenced at 7.30pm and closed at 8.32pm

Chairman .....

Date .....

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