

Extraordinary Council – 27 November 2012

Minutes of the meeting of **Extraordinary Council** held on **27 November 2012** when there were present:-

Chairman: Cllr Mrs J A Mockford
Vice-Chairman: Cllr Mrs B J Wilkins

Cllr C I Black	Cllr Mrs C M Mason
Cllr M R Carter	Cllr J R F Mason
Cllr T G Cutmore	Cllr Mrs J E McPherson
Cllr Mrs H L A Glynn	Cllr D Merrick
Cllr K J Gordon	Cllr T E Mountain
Cllr J E Grey	Cllr R A Oatham
Cllr Mrs A V Hale	Cllr C G Seagers
Cllr B T Hazlewood	Cllr S P Smith
Cllr Mrs D Hoy	Cllr D J Sperring
Cllr M Hoy	Cllr M J Steptoe
Cllr K H Hudson	Cllr I H Ward
Cllr Mrs G A Lucas-Gill	Cllr Mrs M J Webster

APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Mrs P Aves, P A Capon, Mrs T J Capon, J P Cottis, C J Lumley, Mrs J R Lumley, M Maddocks, Mrs C E Roe, Mrs C A Weston and P F A Webster.

OFFICERS PRESENT

P Warren	- Chief Executive
A Bugeja	- Head of Legal, Estates and Member Services
S Scrutton	- Head of Planning & Transportation
Y Woodward	- Head of Finance
S Worthington	- Committee Administrator

249 DECLARATIONS OF INTEREST

Cllrs M Hoy and Mrs D Hoy each declared an 'other pecuniary interest' in item 3 of the Agenda, relating to the Allocations development plan document, by virtue of their property adjoining one of the sites included in the document and advised that they would leave the Chamber if the site specifically came up during debate.

250 REPORT OF THE LOCAL DEVELOPMENT FRAMEWORK SUB-COMMITTEE

Council considered the report of the Local Development Framework Sub-Committee, which had met on 30 October 2012 and made recommendations relating to the Hockley Area Action Plan – Draft Pre-Submission Version and to the Allocations Development Plan Document – Draft Pre-Submission Version.

Hockley Area Action Plan – Draft Pre-Submission Version

In presenting the action plan, the Portfolio Holder for Planning and Transportation made reference to the aim of the plan, to encourage the revitalisation of the shopping centre of Hockley. He stressed that Hockley will be protected from inappropriate large-scale development that could potentially destroy the centre of the village; the plan was intended to improve and enhance it.

He further emphasised that it would be inappropriate to include a detailed traffic survey and methodology as to overall congestion mitigation within the report. A comprehensive traffic study would be required for any subsequent planning applications that may come forward; the cost of the study and plan would accordingly be borne by the developer, rather than Council Tax payers. Major environmental and highways improvements were, he advised, detailed in table 1 of the document and planning approval would require compliance with this.

He stated that the action plan had been discussed and approved unanimously by the Local Development Framework Sub-Committee.

A Motion that the draft Hockley Area Action Plan Pre-Submission Document be accepted for pre-submission consultation, followed by formal submission to the Secretary of State and that authority be delegated to the Head of Planning and Transportation in consultation with the Portfolio Holder for Planning and Transportation, to make minor amendments to the document, having regard to the results of pre-submission consultation, was moved by Cllr K H Hudson and seconded by Cllr Mrs H L A Glynn.

The Motion was carried, and it was:-

Resolved

- (1) That the draft Hockley Area Action Plan Pre-Submission Document be accepted for pre-submission consultation, followed by formal submission to the Secretary of State.
- (2) That authority be delegated to the Head of Planning and Transportation, in consultation with the Portfolio Holder for Planning and Transportation, to make minor amendments to the document prior to submission to the Secretary of State, excluding those that would materially alter policy, having regard to the results of pre-submission consultation, in order to ensure soundness of the submission document. (HPT)

Allocations Development Plan Document – Draft Pre-Submission Version

Members of the Council had, at this meeting, been provided with copies of three documents, which detailed suggested revisions to wording within the concept statement of policies SER1 to SER9, revisions to policy SER3 relating to West Hockley, and minor amendments or corrections to the document.

The Portfolio Holder for Planning and Transportation stated that the document contained 34 policies, 32 of which had been approved unanimously by the Local Development Framework Sub-Committee. Councillor C I Black had asked that it be recorded that he had voted against policies SER1 and SER6. The Portfolio Holder for Planning and Transportation emphasised that there was a defined requirement for improvements to infrastructure for each settlement extension residential land allocation (SER), all of which would have to be to the satisfaction of the relevant public Authorities. He further stressed the importance of the Council being in control of any future development, rather than outsiders making important, detailed decisions.

He proposed that, in the interests of clarity, three amendments be made to the document, (using policy SER1 as an example) as follows:-

- (1) The statement on page 32 of the document, under 'Concept Statement', which appears, with appropriately varied dwelling numbers in all the SER policies, should be replaced in all SER policies in the document, with the relevant dwelling numbers, with the following statement:-

"Development of this site should provide 550 dwellings, of which at least 192 should be provided as 'tenure blind' affordable units. The site will accommodate no more than 550 dwellings, unless it can be demonstrated that:

- i) The additional number of dwellings are required to maintain a five year land supply; and
- ii) The additional number of dwellings to be provided on the site is required to compensate for a shortfall of dwellings that had been projected to be delivered within the location identified in the adopted Core Strategy.

In any event, the total number of dwellings provided should not exceed 550 by more than 5%."

- (2) Following approval of a planning application in Hockley West for fifty dwellings by the Development Committee on 22 November 2012 the additional parcel of land shown to the east of the approved development site, on the plan detailed on page 43 of the document be omitted, retaining the strip of land shown to the west of the site, in order to provide

a future opportunity to provide an additional means of access to the already approved development site.

- (3) On page 139 of the document replace the first two words “the site,” with “Site SER6B”.

A Motion that the draft Pre-Submission Allocations Development Plan Document, subject to the changes detailed above and within the three documents circulated at the meeting, be accepted for pre-submission consultation, followed by formal submission to the Secretary of State and that authority be delegated to the Head of Planning and Transportation in consultation with the Portfolio Holder for Planning and Transportation, to make minor amendments to the document, having regard to the results of pre-submission consultation, was moved by Cllr K H Hudson and seconded by Cllr Mrs H L A Glynn.

During discussion a Member expressed concern, with respect to policy SER1, about the pressures on the capacity of the local highways and on the need for improvements to Watery Lane. In addition, reference was made to the size of the proposed open space, which appeared small compared to the proposed development. There was also an allusion to the proposed relocation of the Rayleigh Sports and Social Club as part of the policy. Responding to these concerns, the Leader of the Council stressed that improvements to Watery Lane would be realised as part of the infrastructure requirements expected of any future developer of the site. Furthermore, an amicable meeting had been held with Rayleigh Sports and Social Club; they will, as part of this proposal, have a new building and new playing pitch, better equipped than the current premises and will not be expected to vacate the current premises until such time as the new premises are available to be occupied.

Officers advised, in response to a Member enquiry relating to the public consultation period, that this will take place over 8 weeks, in excess of the legal requirement of 6 weeks, to take account of the Christmas period.

Responding to a further Member question relating to the public invitation to comment on the soundness and legality of the document, the Portfolio Holder for Planning and Transportation advised that the public should be encouraged to say exactly what they wish to by way of consultation response; it would be for the Inspector to determine what was relevant by way of evidence.

Officers confirmed, in response to a Member question about the Local Transport Plan that this had not expired. It was formulated by Essex County Highways and set out how the Highways Authority will deliver improvements to the local highways. The pre-submission document has to accord with the Council's Core Strategy, and this was prepared in compliance with the requirements of the Highways Authority. In order for the document to be sound it must accord also with the National Planning Policy Framework and with the sustainability appraisal.

Responding to a supplementary Member question relating to the cumulative effect of all the proposed development on the local highways, officers advised that the Highways Authority was looking strategically at the cumulative effect of traffic impacts through the Local Transport Plan; in addition, the emerging community infrastructure levy should facilitate strategic highways improvements.

In response to a Member enquiry around the size of development required to deliver a potential Rochford by pass, officers confirmed that there was a clear correlation between scale of development and what infrastructure, including road improvements, could be delivered.

Officers reiterated, following a Member comment that traffic surveys appeared to be done on a piecemeal, site by site basis, not taking account of the roads outside a particular site, that the Core Strategy was a strategic plan that looked at roads and traffic across the whole District, not just on a site by site basis, and that the plan had been prepared in consultation with the Highways Authority. A Member nevertheless expressed concern that the document would result in the Parish of Rawreth doubling in size, and that the Fairglen Interchange, already prone to flooding, was within 150 metres of the site set out in policy SER6.

The Leader of the Council stressed, in response to a Member observation relating to a planning Inspector discounting reasons for refusal relating to the Essex Design Guide, that the Essex Design Guide was guidance, not policy. The Portfolio Holder for Planning and Transportation advised that the Core Strategy was due for review within the next two years; it would be possible at that stage to consider how best to integrate the Design Guide's principles as policy. It was also pointed out that the Essex Design Guide is referenced in Policy CP1 of the adopted Core Strategy.

On a show of hands it was:-

Resolved

- (1) That, subject to the changes detailed above and within the three documents circulated at the meeting, the draft Pre-Submission Allocations Development Plan Document be accepted for pre-submission consultation, followed by formal submission to the Secretary of State.
- (2) That authority be delegated to the Head of Planning and Transportation, in consultation with the Portfolio Holder for Planning and Transportation, to make minor amendments to the document prior to submission to the Secretary of State, excluding those that would materially alter policy, having regard to the results of pre-submission consultation, in order to ensure soundness of the submission document. (HPT)

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(Note: Cllr C I Black wished it to be recorded that he had voted against the above decision.)

The meeting closed at 8.35 pm.

Chairman

Date

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