

Minutes

Extraordinary Council Thursday, 8th November, 2018

Attendance

Cllr Mrs Murphy (Mayor)	Cllr McCheyne
Cllr Parker (Deputy Mayor)	Cllr McLaren
Cllr Aspinell	Cllr Mrs McKinlay
Cllr Barrett	Cllr Mrs Middlehurst
Cllr Bridge	Cllr Mynott
Cllr Chilvers	Cllr Naylor
Cllr Clarke	Cllr Nolan
Cllr Cloke	Cllr Poppy
Cllr Mrs Davies	Cllr Mrs Pound
Cllr Mrs Fulcher	Cllr Reed
Cllr Haigh	Cllr Ms Rowlands
Cllr Hirst	Cllr Russell
Cllr Mrs Hones	Cllr Mrs Slade
Cllr Keeble	Cllr Tierney
Cllr Kendall	Cllr Trump
Cllr Kerlake	Cllr Wiles

Apologies

Cllr Hossack	Cllr Ms Sanders
Cllr Morrissey	Cllr Tumbridge

Officers Present

Safira Ali	-	Communications Officer
Kim Anderson	-	Partnership, Leisure and Funding Manager
Surinder Atkar	-	Planning Solicitor
Zoe Borman	-	Governance and Member Support Officer
Steven Butcher	-	Project Manager
Greg Campbell	-	Director of Operations
Philip Drane	-	Director of Strategic Planning
Olwen Dutton	-	legal adviser
Zoey Foakes	-	Governance & Member Support Officer
Stephen Hay	-	Senior Policy Planner - Projects
Thom Hoang	-	Policy Planner
Camilla James	-	Senior Policy Planner
Shelley King	-	Project Management Administration
Chris Leslie	-	Executive Director of Commercial Services

Paulette McAllister	-	Principal, Design & Conservation
Caroline McCaffrey	-	Development Management Team Leader
Claire Mayhew	-	Corporate and Democratic Services Manager
Stuart Morris	-	Interim Housing Policy Manager
Andrea Pearson	-	Senior Policy Planner
Jonathan Quilter	-	Strategic Planning Manager
Philip Ruck	-	Chief Executive
Jean Sharp	-	Governance and Member Support Officer
Lorne Spicer	-	Business Development and PR Manager
Steve Summers	-	Chief Operating Officer
Daniel Toohey	-	Head of Legal Services and Monitoring Officer
Jacqueline Van Mellaerts	-	Chief Financial Officer
Jill Warren	-	Senior Policy Planner

179. Apologies for Absence

Apologies were received from Cllrs Hossack, Morrissey, Ms Sanders and Tumblebridge.

180. Declaration of Interest from Members and Officers

Members declared non-pecuniary interests under the Council's Code of Conduct as follows:

Cllr Hirst by virtue of living in the area relating to Amendment no 6.

Cllr Clarke by virtue of having a business in Crown Street.

Cllr Reed by virtue of being employed at the Brentwood Centre

Cllr Mrs Hones by virtue of having personal friends living in Priests Lane

Cllr Cloke by virtue of knowing a resident living on the Ingatestone Garden Centre site.

Cllr Keeble by virtue of living in one of the areas under discussion at the meeting

Cllr Kendall by virtue of being Chair of the Brentwood Bus and Rail Users Association

Cllr Aspinell by virtue of having personal friends living in the areas under discussion at the meeting

Cllr Mynott declared a pecuniary interest as he owned a property which was adjacent to the William Hunter Way Car Park which was a site under discussion at the meeting and advised that he had been granted a dispensation by the Monitoring Officer enabling him to speak and vote at the meeting under the provisions of s33(2)(c) of the Localism Act 2011.

Cllr Nolan declared a pecuniary interest as he was an employee of the Ford Motor Company at a site proposed in the LDP as one of the designated sites

and advised that that he had been granted a dispensation by the Monitoring Officer enabling him to speak and vote at the meeting under the provisions of s33(2)(c) of the Localism Act 2011.

Cllr Mrs McKinlay **MOVED** and Cllr Aspinell **SECONDED** that in view of the importance of the matter under discussion at the meeting, Members should each be allowed to speak for 5 minutes rather than 3 minutes as advised in the Council's Constitution.

A vote was taken on a show of hands and it was **RESOLVED** accordingly.

181. Brentwood Local Development Plan: Publication (Regulation 19)

The Director of Strategic Planning, Mr Drane, introduced the report.

Cllr Mrs McKinlay **MOVED** and Cllr Kerlake **SECONDED** the recommendations in the report and the Mayor advised that nineteen amendments had been received and accepted in accordance with the Council's Constitution. Given the importance of the matter under discussion the Mayor advised that each decision and amendment would be subject to a recorded vote.

The amendments were to be considered in the order in which they were received, however, since three amendments (nos. 2, 4 and 15) had been received relating to Priests Lane the Mayor **MOVED** and Cllr Mrs McKinlay **SECONDED** that they should be discussed together and one vote taken.

A vote was taken on a show of hands and the **MOTION** was **CARRIED**.

Amendment 1 was **MOVED** by Cllr Russell and **SECONDED** by Cllr Chilvers:

"This Council believes there is an absence of necessary highway upgrades in the vicinity of the proposed development site within the current Plan.

Given the narrow width of Honeypot Lane, this would result in a significant impact on the surrounding road network including the Homesteads Estate, Weald Road and Wigley Bush Lane.

On the basis of the evidence gathered, these concerns remain unresolved.

As such, this Council:

- 1. Resolves to remove the Honeypot Lane sites (refs:022) from the Regulation 19 consultation.*

2. *That the resulting reduction in housing allocation numbers to the LDP be allocated to Dunton Hills Garden Village, so there is no net loss to the overall plan.*
3. *Affirms that any future plans to support development on the site should only be considered in conjunction with the sufficient investment required to mitigate against these concerns and in consideration of the wider context of development in the area.*
4. *Calls upon all members of the Council to support this position.”*

Cllr Mrs McKinlay **ACCEPTED** the **AMENDMENT** and it would therefore form part of the substantive motion.

Amendment 2 was **MOVED** by Cllr Ms Rowlands and **SECONDED** by Cllr Wiles:

“This Council recognises the proposals to include Priests Lane sites (ref: 044 and 178) in the Brentwood Borough Council Regulation 19 LDP submission.

The evidence provided in the Plan supports residential development on the site.

However, whilst the location, status and deliverability of the site make it suitable for inclusion in the LDP, concerns remain in relation to the impact that development would have on the already congested highways network, both at the junction of Priests Lane / Middleton Hall Lane and Priests Lane / Hutton Road.

In order to address this, Brentwood Borough Council:

1. *Resolves to reduce the number of dwellings allocated to the site from 95 to 75, (half of the original proposed number of 150.)*
2. *Agrees that the reduced number will allow for more open recreational space for the use of nearby residents and will lessen the impact on the public highway to more manageable levels.*
3. *Supports the site be allocated for over 50’s accommodation or for a much needed care home.”*

Amendment 4 was **MOVED** by Cllr Kendall:

“Brentwood Borough Council resolves to remove the Priest Lane site from the Local Development Plan due to concerns about how the local infrastructure can support such a volume of houses, site access issues, concerns about the

safety of residents and road users and drainage and sewerage issues. It is proposed that the 95 dwellings are re-allocated to the Dunton Village site.”

Amendment 15 had been proposed by Cllr Barrett:

“Amend the allocation to 45, with this being inclusive of any care home provision and requiring at least two access roads. To re allocate the remaining proposed dwellings to Dunton Hills garden village”.

Following a full discussion a recorded vote was taken on proposed Amendment 2 and Members voted as follows:

FOR: Cllrs Bridge, Cloke, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Middlehurst, Mrs Murphy, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (21)

AGAINST: Cllrs Aspinell, Barrett, Chilvers, Clarke, Mrs Davies, Ms Fulcher, Haigh, Keeble, Kendall, Naylor and Mynott (11)

ABSTAIN: (0)

The **AMENDMENT** was **CARRIED** thus negating Amendments 4 and 15 and would form part of the substantive motion.

Amendment 3 was **MOVED** by Cllr Kendall and **SECONDED** by Cllr Aspinell:

“Please replace the first and second sentences of paragraph 1.281 and replace with the following: “The Council are proposing to declare all existing Council owned allotment sites in the Borough as having statutory status so they enjoy the legal protection provided by the Allotments Act 1925”

For information, paragraph 1.281 currently states: “The Council is currently undertaking work to clarify statutory and temporary status of existing Council owned allotments. Once this work is completed, statutory allotments will be subject to protection under the Allotments Act 1925. Further engagement work is also required to understand whether the current allotment infrastructure have opportunities to accommodate additional growth or additional provision will be needed.”

Cllr Mrs McKinlay **ACCEPTED** the **AMENDMENT** and it would therefore form part of the substantive motion.

Amendment 5 was **MOVED** by Cllr Mrs Davies and **SECONDED** by Cllr Mynott.

“Brentwood Borough Council resolve to remove the land either side of the A12 at its junction with Doddinghurst Road from the Local Development Plan as a preferred site. The reasons for this are that the local road network, i.e.

Doddinghurst Road and Ongar Road cannot support the additional traffic generated from such a development. This argument is sustained by the County Council Highways, who have refused to support our site specific proposals. Furthermore, the Government Planning Guidelines insist that settlements should not converge and that infill between settlements is to be deterred.

This land provides valuable wildlife habitat and is an essential green lung that absorbs carbon monoxide issued from the A12. The A12 has been given permission by the Government to be widened and this land would be part of any widening scheme, therefore it would be inappropriate to allocate this for housing, bringing even more residents into close proximity to a major highway.

We contest that this site allocation of some 200 homes could be accommodated either at the Dunton Hills development or within our villages that wish to provide modern affordable accommodation for their residents that wish to remain in their villages, in line with Government announcements made in the recent budget.”

Following a full discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Aspinell, Barrett, Chilvers, Clarke, Mrs Davies, Ms Fulcher, Haigh, Keeble, Kendall, Mrs Murphy, Naylor and Mynott (12)

AGAINST: Cllrs Bridge, Cloke, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Middlehurst, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (20)

The **AMENDMENT** was **LOST**.

In accordance with the Council's Constitution (Rule 8.3.11) Cllr Mrs McKinlay **MOVED**, Cllr Aspinell **SECONDED** and it was **RESOLVED** that the meeting should continue beyond three hours and fifteen minutes and until 11.00pm.

Amendment 6 was **MOVED** by Cllr Hirst and **SECONDED** by Cllr Reed..

“Hutton Mount is a residential area with a character and nature which are important to the economic and social well-being of the Borough. The low density-residential development is set within well-landscaped gardens served by attractive tree-lined private roads. Generally the dwellings, which are of individual styles, are set well apart, and it is the generous distance between buildings which is a significant factor in contributing to the character of the area. This mature, well-landscaped and spacious residential area has a distinctive character, which is worthy of retention. Any new or in-fill development will respect the existing character and density of the area and have a minimum plot size of 0.1 hectare, building line frontage of not less than

18.3m, and no part of any building shall be closer than 1.2m to the plot boundary.

This amendment should be inserted as an addition at the end of paragraph 1.160.”

Cllr Mrs McKinlay **ACCEPTED** the **AMENDMENT** and it would therefore form part of the substantive motion.

Amendment 7 had been submitted by Cllr Tumbridge but in his absence was **MOVED** by Cllr Mynott and **SECONDED** by Cllr Kendall:

“The Council hereby resolves that the draft LDP in regard to site R16 (draft site 186), to limit the area on which building shall be permitted to the current built footprint of the old bloodbank buildings.”

Following a full discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Aspinell, Chilvers, Clarke, Mrs Davies, Haigh, Kendall, Naylor and Mynott. (8)

AGAINST: Cllrs Bridge, Cloke, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Middlehurst, Mrs Murphy, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (21)

ABSTAIN: Cllrs Barrett, Ms Fulcher and Keeble (3)

The **AMENDMENT** was **LOST**.

Amendment 8 was **MOVED** by Cllr Barrett and **SECONDED** by Cllr Keeble.

“1. Rename Policy BE22 to Affordable and Social Housing

2. Amend the policy as follows:

Paragraph 1:

The Council will require the provision of 35% of the total number of residential units to be provided and maintained as affordable or social housing within all new residential development sites on proposals of 11 or more (net) units or sites of 10 or less units which have a combined gross internal floorspace in excess of 1,000 square meters. This will increase to 40% of the total number of residential units to be provided and maintained as affordable or social housing within all new residential development sites on proposals of 75 or more (net) units or sites of 50 or less units which have a combined gross internal floorspace in excess of 5,000 square meters. This will increase to 50% of the total number of residential units to be provided and maintained as affordable or social housing within all new residential development sites on

proposals of 500 or more (net) units or sites of 50 or less units which have a combined gross internal floorspace in excess of 50,000 square meters.

Paragraph 2:

In considering the suitability of affordable housing, the Council will require that:

- a. the tenure split be made up of 50% Social Rent, 36% Affordable Rent and 14% as other forms of affordable housing (this includes starter homes, intermediate homes, key worker housing, and shared ownership and all other forms of affordable housing as described by national guidance or legislation) or regard to the most up to date SHMA; and*
- b. the affordable housing be designed in such a way as to be seamlessly integrated to that of market housing elements of a scheme (in terms of appearance, build quality and materials) and distributed throughout the development so as to avoid the over concentration in one area; and*
- c. the type, mix, size and cost of affordable homes will meet the identified housing need as reported by the Council's most up-to-date Strategic Housing Market Assessment and Annual Housing Strategy.*

Paragraph 5:

Where a site has been sub-divided or is not being developed to its full potential so as to fall under the affordable housing threshold the Council will seek a level of affordable and social housing to reflect the provision that would have been achieved on the site as a whole had it come forward as a single scheme for the allocated or identified site. Where a development sits within a site that had been previously developed within the last ten years, an expectation to match levels at the higher of the annual Housing Mix policy assessments across the wider effective site will be presumed as necessary.

Paragraph 7:

The requirement to provide affordable and social housing will apply to all residential development falling under Use Class C3 with the exception of Gypsy & Traveller Pitches or Travelling Showman Plots."

Following a full discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Aspinell, Barrett, Chilvers, Clarke, Mrs Davies, Ms Fulcher, Haigh, Keeble, Kendall, Naylor and Mynott. (11)

AGAINST: Cllrs Bridge, Cloke, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Middlehurst, Mrs Murphy, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (21)

ABSTAIN: (0)

The **AMENDMENT** was **LOST**.

Amendment 9 was **MOVED** by Cllr Barrett and **SECONDED** by Cllr Keeble:

“Amend policy BE22 as follows:

Paragraph 3:

In seeking affordable housing provision, the Council will have regard to scheme viability, only where robust viability evidence demonstrates, to the satisfaction of the Council’s Planning and Licensing Committee (or successor committee), that the full amount of affordable housing cannot be delivered the Council will set a level, following negotiation, of on-site affordable housing that can be delivered taking into account the mix of unit size, type and tenure and any grant subsidy received.

Paragraph 4:

The Council will only accept a financial contribution in lieu of on-site provision where it can be satisfactorily demonstrated that on-site provision is neither feasible nor viable. This contribution should be equal to the cost of providing equal provision at an alternative site with the same market values as the proposed development.”

Following a full discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Aspinell, Barrett, Chilvers, Clarke, Mrs Davies, Ms Fulcher, Haigh, Keeble, Kendall, Naylor and Mynott. (11)

AGAINST: Cllrs Bridge, Cloke, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Middlehurst, Mrs Murphy, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (21)

ABSTAIN: (0)

The **AMENDMENT** was **LOST**.

Amendment 10 was **MOVED** by Cllr Barrett and **SECONDED** by Cllr Keeble.

“Amend the policy so that it reads:

Paragraph 1:

The Council will refer developers to the latest Parking Standards adopted by Brentwood Borough Council. Schemes should comply with design standards and provision levels for uses and transport modes specified. Whilst initially following Essex Parking Standards, at the next and future publications of the Housing Strategy new, locally appropriate Parking Standards will be published that will recognise comparative parking pressures in areas of the Borough, allowing for more strict or lenient policies based on current demand for parking.”

Following a full discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Aspinell, Barrett, Chilvers, Clarke, Mrs Davies, Ms Fulcher, Haigh, Keeble, Kendall, Naylor and Mynott. (11)

AGAINST: Cllrs Bridge, Cloke, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Middlehurst, Mrs Murphy, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (21)

ABSTAIN: (0)

The **AMENDMENT** was **LOST**.

(Cllr Aspinell declared a non-pecuniary interest under the Council's Code of Conduct by virtue of being a member of ECC Local Highways Panel).

At 11.00pm the Chief Executive Officer, Mr Ruck, met with Group Leaders and outlined how the meeting would continue.

Cllr Mrs McKinlay **MOVED** and Cllr Aspinell **SECONDED** that the meeting would continue until 12.30am.

Amendment 11 was **MOVED** by Cllr Barrett and **SECONDED** by Cllr Keeble.

"Add to the Policy:

Chatham Way/Crown Street Car Park

The Council will work with developers and partners to improve the public realm links between the High Street and Crown Street, and through the redevelopment of Chatham Way car park, create a mixed-use scheme to provide new retail and commercial floorspace.

Proposals should demonstrate how they:

p. contribute to the improvements to frontages and public realm on Crown Street through landscaping and redevelopment;

q. facilitate safe and pleasant pedestrian movement through improved lighting, wayfinding and landscaping;

r. re-provide an appropriate quantum of parking, ensure that parking is well designed and integrated into the public realm"

Cllr Mrs McKinlay **ACCEPTED** the **AMENDMENT** and it would therefore form part of the substantive motion.

Amendment 12 had been submitted by **Cllr Barrett** but was withdrawn at the meeting:

“Site Allocations

1) Remove the sites linked to Policies: R02, R17, R25 and R26

Total Removal: 381 Allocations

2) Add the site previously numbered (assistance needed) which includes the current Hopefield Animal Sanctuary Site

Total Additions: 450 Allocations

3) Include technical provisions that require:

- Financial Contributions to improve the drop off/pick up for the schools located on Sawyers Hall Lane

- Land provision and financial contributions to build a new site, fund reasonable maintenance for a set period and provide grazing land for the long term.”

Amendment 13 was **MOVED** by Cllr Keeble and **SECONDED** by Cllr Barrett:

“I move Policy R24 be withdrawn immediately. It contravenes the wider objectives of the LDP while breaching key elements of the National Planning Policy Framework.

This is a hybrid of previous unsound and rejected plans accompanied with inaccurate boundaries commandeering residential gardens and entailing destruction of a long-established playing field, administered by Trustees as a vital integral asset of the adjoining community hall.

Construction of ten dwellings on this Green Belt land eliminates the only public open space in Tipps Cross settlement. Sports clubs, fitness groups, social, and private users will close or transfer to distant venues. Children at the Hall's pre-school will lose a safeguarded lawn area. There is no possible mitigation without inappropriate backland development.

It conflicts with policies SP01 and SP02; NPPF conditions 31,77, 78, 92, and 96 which stipulates playing fields should never be built upon unless surplus to requirements or must be replaced by equal or better provision.

I urge removal of Policy R24 from the Plan for these and other multiple reasons which are covered in supporting evidence circulated to Members. It is demonstrably unjustifiable in terms of loss of amenity alone.”

Cllr Mrs McKinlay **ACCEPTED** the **AMENDMENT** and it would therefore form part of the substantive motion.

Amendment 14 was **MOVED** by Cllr Keeble and **SECONDED** by Cllr Barrett.

“I move Policies R25 and R26 be withdrawn as unsound, unjustified and inconsistent with the Council's own policies and National Planning Policy Framework requirements. Omitting these developments has little consequence for the Plan but would prevent permanent devastating consequences for the Blackmore village community.

Reasons for withdrawal are multiple and substantiated; with particular reference to Policy SP01 sub-sections a-f and Strategic Objectives a-h. The Plan admits 'significant negative effects' apply to the sites yet has failed to undertake any assessment of rural neighbourhood housing needs.

Other flaws readily identified are the sites' incompatibility with the aims of SP02, location; SP03, Health Impact; BE08 Sustainable Drainage; BE12, car limitation and BE13, sustainable travel. Flooding is verifiably a risk associated with these sites.

The Plan fails to meet criteria for protecting heritage assets, BE45, conservation, the natural environment and Green Belt applying to Blackmore, situated outside designated growth areas. Supporting evidence of these and other reasons of objection together with replacement options have been distributed to Members.

I concur with the Parish Council and the overwhelming majority of the community who have expressed their distress over the Plan, that these policies are fundamentally defective and bad for Blackmore and the Borough.”

Following a full discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Aspinell, Barrett, Chilvers, Cloke, Mrs Davies, Ms Fulcher, Haigh, Keeble, Kendall, Mrs Middlehurst, Mynott and Naylor. (12)

AGAINST: Cllrs Bridge, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Murphy, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (19)

ABSTAIN: (0)

The **AMENDMENT** was **LOST**.

Amendment 19 related to the same location as Amendment 14 and was therefore considered next.

Amendment 19 was **MOVED** by Cllr Mrs Middlehurst and **SECONDED BY** Cllr McLaren:

“This Council recognises the opportunity that the LDP presents in meeting local housing needs, not just in terms of numbers but also in the type of accommodation.

To ensure maximum benefit for the villages, it is resolved that preference will be given through the planning permission process for a minimum of 25% of the dwellings, which are to be built on proposed development sites in Blackmore (refs: R25 and R26) to be reserved for local people or those over 50 years of age. Such provision should focus on “starter home” properties to help with affordability for younger people/key workers and also provide accessible downsizing accommodation.”

Cllr Mrs McKinlay **ACCEPTED** the **AMENDMENT** and it would therefore form part of the substantive motion.

Amendment 16 was **MOVED** by Cllr Mynott and **SECONDED** by Cllr Aspinell:

“March 2017’s Town Centre Design Plan and Feasibility Study by Levitt Bernstein, professionally advising the Council on coherent Town Centre development, proposes 179 dwellings in a mixed use development “including residential, retail and commercial leisure”. It then shows other possible balances of residential and retail and car parking, but nowhere advises nearly doubling the 179 number to 300, nowhere proposes that the development should be “residential led” as tonight’s Brentwood Local Development Plan document does, and admits that even 179 dwellings, combined with retail, might require a reduction in on-site car parking to 282 bays.

Therefore,

“Brentwood Borough Council resolves to change the wording of the relevant Local Plan Policy (R12, pages 298 and 332) to read, in the relevant paragraphs:

‘A.) Provision for around 179 new homes of mixed size and type including affordable housing’

and

‘H.) Development proposals should consider wider Town Centre parking needs in collaboration with other development sites where there is existing car parking on site.

The existing number of public car parking bays will be retained on the William Hunter Way site, and, in addition, a small number of extra parking bays for existing properties surrounding the car park, currently without off street parking, will be provided.’

Furthermore, to change the relevant numbers accordingly, elsewhere in the document. With the shortfall in the overall Site Allocation totals to be made up by increasing the number of proposed dwellings to be provided at Dunton Hills Garden Village.”

Following a full discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Aspinell, Barrett, Chilvers, Mrs Davies, Ms Fulcher, Haigh, Keeble, Kendall, Naylor and Mynott. (10)

AGAINST: Cllrs Bridge, Cloke, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Middlehurst, Mrs Murphy, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (21)

ABSTAIN: (0)

The **AMENDMENT** was **LOST**.

Amendment 18 had been submitted by Cllr Aspinell but was withdrawn at the meeting:

“This Council resolves to remove the Sow and Grow Nursery site from the Local Development Plan for housing and the numbers, we believe, can be accommodated elsewhere within Pilgrims Hatch, or at Dunton Garden Village as it has not yet been demonstrated that any alternative employment provision to replace the current site at Sow and Grow has been provided.”

Returning to the substantive motion which had been **MOVED** by Cllr Mrs McKinlay and **SECONDED** by Cllr Kerlake at the beginning of the meeting, the CEO reminded Members which of the amendments had been accepted by Cllr Mrs McKinlay and would now form part of the substantive motion before Members.

Following a full discussion a recorded vote was taken and Members voted as follows:

FOR: Cllrs Bridge, Cloke, Hirst, Mrs Hones, Kerlake, McCheyne, McLaren, Mrs McKinlay, Mrs Middlehurst, Mrs Murphy, Nolan, Parker, Poppy, Mrs Pound, Reed, Ms Rowlands, Russell, Ms Slade, Mrs Tierney, Trump and Wiles (21)

AGAINST: Cllrs Aspinell, Barrett, Chilvers, Mrs Davies, Ms Fulcher, Haigh, Keeble, Kendall, Naylor and Mynott (10)

ABSTAIN: (0)

The **MOTION** was **CARRIED** and it was **RESOLVED**:

1. That the Council approve:

- a) The Publication Local Plan (Appendix A), incorporating amendments accepted and carried at the 8.11.18 Extraordinary Council meeting (see below)**, associated documentation related to Appendices B-F, and all other procedural and evidence documents, for Publication and public consultation under Regulation 19 of the Town and Country Planning (Local Plan) (England) Regulations 2012 (as amended), prior to submission to the Secretary of State.**
- b) The Publication Local Plan (Appendix A), associated documentation related to Appendices B-F, and all other procedural and evidence documents, for Submission to the Secretary of State under Regulation 22 of the Town and Country Planning (Local Plan) (England) Regulations 2012 (as amended), after public consultation provided that only non-material and minor amendments are required.**
- c) To Delegate authority to the Director of Strategic Planning, in consultation with the Chief Executive and Leader of the Council, to finalise and approve the Submission documents, as set out in b) above for submission to the Secretary of State, including to:
 - i. Make non-material or minor amendments to the proposed Submission documents;**
 - ii. Undertake any further consultation required arising as a result of the Regulation 19 consultation;**
 - iii. Enter into Statements of Common Ground with relevant bodies before and during the Examination in Public; and**
 - iv. Make modifications to the Submission documents during, and as a result of, the Examination in Public as advised to be necessary by the appointed Planning Inspector.****

****Amendments accepted and to be incorporated:**

No 1 - *“This Council believes there is an absence of necessary highway upgrades in the vicinity of the proposed development site within the current Plan.*

Given the narrow width of Honeypot Lane, this would result in a significant impact on the surrounding road network including the Homesteads Estate, Weald Road and Wigley Bush Lane.

On the basis of the evidence gathered, these concerns remain unresolved.

As such, this Council:

- 1. Resolves to remove the Honeypot Lane sites (refs:022) from the Regulation 19 consultation.*
- 2. That the resulting reduction in housing allocation numbers to the LDP be allocated to Dunton Hills Garden Village, so there is no net loss to the overall plan.*
- 3. Affirms that any future plans to support development on the site should only be considered in conjunction with the sufficient investment required to mitigate against these concerns and in consideration of the wider context of development in the area.*
- 4. Calls upon all members of the Council to support this position.”*

No. 2 - *“This Council recognises the proposals to include Priests Lane sites (ref: 044 and 178) in the Brentwood Borough Council Regulation 19 LDP submission.*

The evidence provided in the Plan supports residential development on the site.

However, whilst the location, status and deliverability of the site make it suitable for inclusion in the LDP, concerns remain in relation to the impact that development would have on the already congested highways network, both at the junction of Priests Lane / Middleton Hall Lane and Priests Lane / Hutton Road.

In order to address this, Brentwood Borough Council:

- 1. Resolves to reduce the number of dwellings allocated to the site from 95 to 75, (half of the original proposed number of 150.)*
- 2. Agrees that the reduced number will allow for more open recreational space for the use of nearby residents and will lessen the impact on the public highway to more manageable levels.*
- 3. Supports the site be allocated for over 50's accommodation or for a much needed care home.”*

No. 3 - *“The Council are proposing to declare all existing Council owned allotment sites in the Borough as having statutory status so they enjoy the legal protection provided by the Allotments Act 1925”*

For information, paragraph 1.281 currently states: “The Council is currently undertaking work to clarify statutory and temporary status of existing Council owned allotments. Once this work is completed, statutory allotments will be subject to protection under the Allotments Act 1925. Further engagement work is also required to understand whether the current allotment infrastructure have opportunities to accommodate additional growth or additional provision will be needed.”

No. 6 - *“Hutton Mount is a residential area with a character and nature which are important to the economic and social well-being of the Borough. The low density-residential development is set within well-landscaped gardens served by attractive tree-lined private roads. Generally the dwellings, which are of individual styles, are set well apart, and it is the generous distance between buildings which is a significant factor in contributing to the character of the area. This mature, well-landscaped and spacious residential area has a distinctive character, which is worthy of retention. Any new or in-fill development will respect the existing character and density of the area and have a minimum plot size of 0.1 hectare, building line frontage of not less than 18.3m, and no part of any building shall be closer than 1.2m to the plot boundary.*

This amendment should be inserted as an addition at the end of paragraph 1.160.”

No. 11 - *“Add to the Policy:*

Chatham Way/Crown Street Car Park

The Council will work with developers and partners to improve the public realm links between the High Street and Crown Street, and through the redevelopment of Chatham Way car park, create a mixed-use scheme to provide new retail and commercial floorspace.

Proposals should demonstrate how they:

p. contribute to the improvements to frontages and public realm on Crown Street through landscaping and redevelopment;

q. facilitate safe and pleasant pedestrian movement through improved lighting, wayfinding and landscaping;

r. re-provide an appropriate quantum of parking, ensure that parking is well designed and integrated into the public realm”

No 13 - *“I move Policy R24 be withdrawn immediately. It contravenes the wider objectives of the LDP while breaching key elements of the National Planning Policy Framework.*

This is a hybrid of previous unsound and rejected plans accompanied with inaccurate boundaries commandeering residential gardens and entailing destruction of a long-established playing field, administered by Trustees as a vital integral asset of the adjoining community hall.

Construction of ten dwellings on this Green Belt land eliminates the only public open space in Tipps Cross settlement. Sports clubs, fitness groups, social, and private users will close or transfer to distant venues. Children at the Hall's pre-school will lose a safeguarded lawn area. There is no possible mitigation without inappropriate backland development.

It conflicts with policies SP01 and SP02; NPPF conditions 31,77, 78, 92, and 96 which stipulates playing fields should never be built upon unless surplus to requirements, or must be replaced by equal or better provision.

I urge removal of Policy R24 from the Plan for these and other multiple reasons which are covered in supporting evidence circulated to Members. It is demonstrably unjustifiable in terms of loss of amenity alone.”

No 19 - *“This Council recognises the opportunity that the LDP presents in meeting local housing needs, not just in terms of numbers but also in the type of accommodation.*

To ensure maximum benefit for the villages, it is resolved that preference will be given through the planning permission process for a minimum of 25% of the dwellings, which are to be built on proposed development sites in Blackmore (refs: R25 and R26) to be reserved for local people or those over 50 years of age. Such provision should focus on “starter home” properties to help with affordability for younger people/key workers and also provide accessible downsizing accommodation.”

182. Urgent Business

There were no items of urgent business.

The meeting ended at 12:35am