

Minutes

Planning and Licensing Committee Thursday, 30th January, 2020

Attendance

Cllr McCheyne (Chair)	Cllr Kerlake
Cllr Chilvers	Cllr Mynott
Cllr Fryd	Cllr Tanner
Cllr Haigh	Cllr Tierney
Cllr Jakobsson	Cllr Nolan (Deputy Chair)
Cllr Keeble	

Apologies

Cllr Ms Sanders (Chair)	Cllr Morrissey
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Substitute Present

Cllr Dr Barrett

Also Present

Cllr Kendall
Cllr Parker
Cllr Mrs Pound
Cllr Foan

Officers Present

Surinder Atkar	-	Planning Solicitor
Paulette McAllister	-	Principal, Design & Conservation
Philip Drane	-	Director of Strategic Planning
Caroline McCaffrey	-	Development Management Team Leader
Mike Ovenden	-	Associate Consultant Planner
Daryl Cook	-	Planning Officer
Claire Mayhew	-	Corporate and Democratic Services Manager
Jacqueline Mellaerts	Van	- Director of Corporate Resources

352. Apologies for Absence

Apologies as Chair of Committee were received from Cllr Olivia Sanders and Cllr Nolan was substitute. Apologies were also received from Cllr Julie Morrissey and Cllr Dr Tim Barrett was substitute.

Cllr McCheyne acted and Chair in the absence of Cllr Olivia Sanders.

Under Procedure Rule 4.1 (16.3) where the Vice-Chair takes the chair of the meeting they shall forthwith nominate another member to act in the role of Vice-Chair in the management of the business.

Cllr McCheyne **MOVED** that Cllr Nolan should act as Vice-chair for the duration of this meeting only.

Following a show of hands it was **RESOLVED** that Cllr Charles Nolan act as Deputy Chair.

353. Variation of the Agenda

Members **RESOLVED** that Item 10 (Fees and Charges) be debated after Item 4 (King Georges Playing Fields).

354. Minutes of the Previous Meeting

Members **RESOLVED** that the Minutes of Planning and Licensing Committee meeting held on Wednesday 18th December 2019 be approved as a true record.

Members expressed concerns regarding the deferment of meetings and asked at what future meeting would the East Horndon Hall application, deferred at the last Committee meeting, be returning to, as this was not stated in the Minutes, nor an appropriate reason stated for the deferment of this item.

The Chair advised that the East Horndon item would be returning to the February or March Committee meeting. Officers explained they are working on a report for Committee Members updating them of the outcomes and risks of refusing or approving the application in light of the emerging plan and once this was completed the item would return.

Some members remained dissatisfied and asked for their comments to be reflected in the Minutes.

355. Minutes of the Licensing Sub Committee

Members **RESOLVED** that the Minutes of Licensing Sub-Committee meeting held on Thursday 28th November 2019 be approved as a true record.

356. 19/01354/FUL - King Georges Playing Fields, Ingrave Road, Brentwood, Essex.

This application was reported to committee as it had been submitted by the Council and relates to Council owned land.

The application was deferred from the committee on 18 December 2019 as the applicant had not served notice of the application on the leaseholder. This error was corrected, and the notice was served on 19 December 2019. This report had been updated and included further representations and consultation replies received since drafting the last report.

This application relates to the demolition of the existing leisure & sport pavilion building and the construction of a new leisure hub (Use Class D2 - Assembly and leisure) immediately adjacent to the west. The new building would be on two floors, set into the ground and would provide indoor soft play area, changing rooms, sensory room, golf pro shop, storage, plant room and stairs and lift to first floor with its café, WCs, lounge and multi-use space and exterior viewing terrace. Due to changes in level, the building would be accessed from the north arriving at first floor level with level access at the south from the shop and changing facilities at ground floor level.

A splash pad is proposed on the site of a former paddling pool, together with two shipping containers and refurbishment of the plant building to provide ancillary facilities. Construction of an external play/climbing structure is proposed as is alterations to the existing overflow car park. The first tee would be relocated further south from its current position, on the footprint of the proposed building, as part of this redevelopment.

The application was recommended by officers for approval and is subject to notifying the Secretary of State.

Mr Ovenden, Associate Consultant Planner, presented this report.

Mr Jim Lynch, a resident, addressed the committee in objection to the application on behalf of Friends of King George's Park.

Ms Caroline King, representing the Residents' Association, addressed the committee in objection to the application.

Mr Philip Williams, representing Sanders Witherspoon on behalf of Hartswood Golf Club, addressed the committee in objection to the application.

Mr Martin Lindus, representing the Applicant, addressed the committee in support of the application.

Cllr David Kendall, Borough Councillor and County Councillor covering Warley addressed the committee raising residents' concerns, highway concerns and encouraging members to defer the application.

Cllr Laplain echoed these concerns.

Following a full discussion Cllr Mynott **MOVED** and Cllr Haigh **SECONDED** a motion to defer the application to a future Planning and Licensing Committee to allow for Fields of England, Hartswood Golf Club and Sports England consultation to be considered further.

Following a show of hands the motion to defer the application was **LOST**.

FOR: Cllrs McCheyne, Nolan, Tierney, Tanner, Kerslake and Jakobsson

AGAINST: Cllrs Chilvers, Fryd, Keeble

ABSTAIN: Cllrs Mynott and Haigh

Cllr Nolan **MOVED** and Cllr McCheyne **SECONDED** a motion to agree the application.

Following a full discussion a recorded vote was taken and Members voted as follows to approve the application.

FOR: Cllrs McCheyne, Nolan, Tierney, Tanner, Kerslake and Jakobsson

AGAINST: Cllrs Chilvers, Fryd, Keeble

ABSTAIN: Cllrs Mynott and Haigh

Members **RESOLVED** that this application be **APPROVED**, subject to notifying the Secretary of State under the requirements of the Town and Country Planning (Consultation) (England) Direction 2009, prior to issuing a decision.

subject to the following conditions: -

TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

The leisure building shall be constructed with regard to site levels as shown in drawing SBA 1654 -XX-XX-DR-A -101.

Reason: To ensure that the development is as permitted by the local planning authority and to protect the openness of the greenbelt.

DEM01 Demolition of Buildings on site green belt

The existing building(s) or parts of buildings on the site indicated on the approved drawings and/or specifications for demolition shall be demolished and all materials arising shall permanently be removed from the site within three months of the first occupation of any part of the development hereby permitted.

Reason: In the interests of maintaining the openness of the Green Belt.

The development shall be carried out in accordance with the recommendations set out in following documents submitted with the application

- Section 7 'Recommendations' of Appendix E: Biodiversity Survey and Report and Protected Species Guidance.
- Section 6 (Recommendations' Appendix M: Tree Survey – Tree Survey, Arboricultural Impact Assessment

Reason: In the interests of mitigating the effect on trees, species and habitats on the site.

The newly formalised vehicle parking area (to the north of the existing formal parking area) indicated on the approved plans, including any parking spaces for the mobility impaired, shall be hard surfaced, sealed and marked out in parking bays prior to the first use of the new main leisure building. The vehicle parking area and associated turning area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Reason: To ensure that on street parking of vehicles in the adjoining streets does not occur in the interests of highway safety and that appropriate parking is provided.

The proposed cycle parking shall be secure, convenient, covered, provided prior to the first use of the proposed new leisure building and retained at all times.

Reason: To ensure appropriate cycle parking is provided in the interest of highway safety and amenity.

No works except demolition shall take place until a detailed surface water

drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall include but not be limited to:

- o Limiting discharge rates to 12.95l/s for all storm events up to and including the 1 in 100 year rate plus 40% allowance for climate change.
- o Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus 40% climate change event.
- o Demonstrate that all storage features can half empty within 24 hours for the 1:100 plus 40% climate change critical storm event.
- o Final modelling and calculations for all areas of the drainage system.
- o The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.
- o Detailed engineering drawings of each component of the drainage scheme.
- o A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.
- o A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure the effective operation of SuDS features over the lifetime of the development and to provide mitigation of any environmental harm which may be caused to the local water environment.

Prior to occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, shall be submitted to and agreed, in writing, by the Local Planning Authority. Should any part be maintainable by a maintenance company, details of long term funding arrangements should be provided.

Reason: To ensure appropriate maintenance arrangements are put in place to enable the surface water drainage system to function as intended to ensure mitigation against flood risk.

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

Reason: To ensure the SuDS are maintained for the lifetime of the development as outlined in any approved Maintenance Plan so that they continue to function as intended to ensure mitigation against flood risk.

The development shall not proceed above slab level until details of the materials to be used in the construction of the external surfaces of the buildings and ancillary structures, including containers, hereby permitted have

been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area.

The development shall not proceed above slab level until details of the profiles of the timber rainscreen and its junctions has been submitted to and approved in writing by the local planning authority. This detail needs to extend to the roof build up/eaves and fenestration. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the character and appearance of the area.

Landscape scheme to be agreed.

Prior to the occupation of the development hereby permitted a scheme of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall indicate the existing trees shrubs and hedgerows to be retained, the location, species and size of all new trees, shrubs and hedgerows to be planted or transplanted, those areas to be grassed and/or paved. The landscaping scheme shall include details of all surfacing materials and existing and proposed ground levels. The landscaping scheme shall be completed during the first planting season after the date on which any part of the development is commenced or in accordance with a programme to be agreed in writing by the local planning authority. Any newly planted tree, shrub or hedgerow or any existing tree, shrub or hedgerow to be retained, that dies, or is uprooted, severely damaged or seriously diseased, within five years of the completion of the development, shall be replaced within the next planting season with another of the same species and of a similar size, unless the local planning authority gives prior written consent to any variation.

Reason: In order to safeguard and enhance the character and appearance of the area.

And the three conditions requested by Sport England to address its Statutory concerns.

1 Prior to commencement of demolition of the existing pavilion building, details of permanent and (if applicable) temporary replacement changing facility provision to mitigate the loss of changing facilities that support the use of the playing fields including the location, siting, design & layout, phasing and an implementation programme for the replacement changing facilities shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The development shall be carried out in accordance with the approved details. Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory changing facility provision which secures a continuity of use phasing provision.

2 No development shall commence until details of the design and layout of the changing rooms and toilets in the Leisure Hub building hereby

approved have been submitted to and approved in writing by the Local Planning Authority [after consultation with Sport England]. The Leisure Hub building shall not be constructed other than in accordance with the approved details. Reason: To ensure the development is fit for purpose and sustainable.

Informative: The applicant is advised that the design and layout of the changing rooms and toilets should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England and National Governing Bodies for Sport. Particular attention is drawn to the Football Foundation's Changing Rooms guidance and the Rugby Football Union's Design Guide for Changing Rooms and Clubhouses.

3 Before the Leisure Hub building is brought into use, a programme for the use of the changing rooms in the Leisure Hub building hereby permitted during the football and rugby seasons shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The approved programme shall be complied with in full, with effect from commencement of use of the Leisure Hub building. Reason: To ensure the satisfactory quantity, quality and accessibility of compensatory provision which secures a continuity of use.

Reasons for Recommendation

The proposal would accord with the relevant policies of the development plan. The Council has had regard to the concerns expressed by residents but the matters raised are not sufficient to justify the refusal of permission.

[Cllr Dr Tim Barrett declared a non-pecuniary interest in this item due to his position as Assistant District Commissioner of the Scouting Association and whose Headquarters are adjacent to this site. Cllr Dr Tim Barrett left the Chamber prior to debate and did not vote].

357. Fees and Charges

Fees and charges made by the Council for various services are reviewed on an annual basis by the relevant Committees relating to the services provided. Recommended amendments to the fees and charges are incorporated into the budget setting process to take effect from the following financial year.

Cllr McCheyne **MOVED** and Cllr Nolan **SECONDED** the recommendations in the report and following a discussion a vote was taken on a show of hands and it was

RESOLVED UNANIMOUSLY that Members

Approve the proposed charges for 2020/21 as attached in Appendix A, B, C, D and E subject to the annual budget setting process.

Reasons for Recommendation

Officers review fees and charges annually and this will be used to inform the 2020/21 budget setting process.

358. 19/01251/FUL - 27 Hampden Crescent, Warley, Brentwood, Essex. CM14 5BD

The application had been referred to Planning and Licensing Committee at the request of Councillor McCheyne on the following grounds:

- The need for bungalows
- The design is a nice bungalow
- Objections to materials doesn't stack up to what has already been approved next door
- The redevelopment of the empty dwelling site is now being put to good use

The proposal seeks to demolish existing outbuildings and garage and construct a bungalow within the same location providing a parking space, private amenity area, bin storage and secure garden storage for bicycles at 27 Hampden Crescent, Warley.

Members raised concerns regarding this application and its referral to Committee made in such a way that Ward Councillors had not been consulted prior to referral. Mr Atkar, the legal representative, confirmed that no rules had been broken and the determination of the application then proceeded.

As Cllr McCheyne referred the application, he did not take part in the debate, or vote and left the Chamber. Cllr Tanner acted as Vice Chair for this application only.

Mr Daryl Cook presented this report.

Mr Ben Main, the applicant was present and addressed the committee in support of the application.

Cllr Laplain, Ward Councillor, addressed the committee in support of the application.

Cllr Haigh, Ward Councillor, commented that although a well-constructed site, he was unsure whether this was the right development for the space.

Following a full discussion Cllr Nolan **MOVED** and Cllr Chilvers **SECONDED** that the application be **REFUSED**

A recorded vote was taken and Members voted as follows:

FOR: Cllrs Nolan, Tanner, Chilvers, Tierney, Jakobsson, Mynott, Haigh, Fryd, Keeble and Barrett.

AGAINST: 0

ABSTAIN: 0

It was **RESOLVED UNANIMOUSLY** that the application be **REFUSED** for the following reasons

1. The proposed development is of an unacceptable and incompatible design by way of its form, layout and materials which is not supportive of the local character and appears cramped and contrived within its plot to the detriment of the surrounding area, in conflict with policy CP1 (i) and (iii) of the local plan and the design principles of the NPPF.
2. The proposal would fail to provide outlook to all habitable rooms amounting to a substandard quality of accommodation for the future occupiers of the proposed development contrary to policy CP1 and paragraph 127(f) of the NPPF which states developments should ensure that places are created with a high standard of amenity for existing and future users.

[Cllr Kerlake also left the Chamber for this item and did not return for the remainder of the meeting]

359. 19/01371/FUL - 65 Magnolia Way, Pilgrims Hatch, Brentwood, Essex. CM15 9PP

Planning permission is sought for the construction of a two storey side extension and single storey front and rear extension with roof lantern. The original submission proposed extensions which were in alignment with the ridge line and front and rear building lines. In order to address neighbour concerns, a revised proposal (Drawing numbers: Site Location Plan (rev A) and REVO/4181 revC) has been submitted which illustrates a reduction in height and is setback from the front elevation.

Daryl Cook presented this report.

Ms Jill Brisley on behalf of the residents addressed the committee in objection of the application.

Cllr Davies spoke as Ward Councillor raising concerns in respect of the double aspect as a cause of concern for surrounding residents.

Following a full discussion Cllr Nolan **MOVED** and Cllr McCheyne **SECONDED** that the application be approved.

A recorded vote was taken and Members voted as follows:

FOR: Cllrs Nolan, McCheyne, Tierney, Tanner, Jakobsson, Fryd, Keeble and Barratt

AGAINST: Cllr Chilvers

ABSTAIN: Cllrs Mynott and Haigh

It was **RESOLVED** that the application be **APPROVED** subject to the following conditions:

1 TIM01 Standard Time - Full

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 DRA01A Development in accordance with drawings

The development hereby permitted shall not be carried out except in complete accordance with the approved drawing(s) listed above and specifications.

Reason: To ensure that the development is as permitted by the local planning authority and for the avoidance of doubt.

3 MAT03 Materials to match

The materials to be used in the construction of the external surfaces of the building hereby permitted shall match those used in the existing building.

Reason: In order to safeguard the character and appearance of the area.

4 CON1 Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays

- and facilities for public viewing, where appropriate
- v. wheel washing facilities
 - vi. measures to control the emission of dust and dirt during construction
 - vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
 - viii. hours of working and hours during which deliveries may be taken at the site

Reason: In the interests of highway safety, visual and neighbour amenity.

Reasons for approval

The proposal accords with the relevant policies of the development plan as set out in the report. The Council has had regard to the concerns expressed by residents but the matters raised are not sufficient to justify the refusal of permission.

360. 19/01746/PNTEL - Land corner of Coptfold Road/Crown Street, Brentwood, Essex.

The proposal is for a permitted development mast and associated equipment cabinets by a telecommunications code system operator (in this case Telefonica/Vodafone) on the pavement adjacent to the junction of Crown Street and Coptfold Road. The proposed mast is a 20 metre tall slim monopole with a wider section at the top containing (4) the antennae behind a shroud with a 300mm dish at approximately 14 metres. The mast would be coloured Silk Grey (RAL 7044), similar to the colour of adjacent streetlights. Two equipment cabinets are proposed (1900 x 800mm, 1645mm tall) in a row separated by one metre. One small metre cabinet (700 x 255mm, 1000 mm tall) would be adjacent to one of the larger cabinets. The cabinets would be coloured Fir Green (RAL 6009). The mast and cabinets would be approximately 12 metres from the multi storey car park. The mast would be approximately the same height as the multi storey car park.

Mr Ovenden presented the report.

Following a full discussion Cllr McCheyne **MOVED** and Cllr Nolan **SECONDED** the recommendations in the report. A vote was taken by a show of hands and it was

RESOLVED UNANIMOUSLY that the application be **REFUSED** for the following reasons:

1 INF05 Policies

The following development plan policies contained in the Brentwood Replacement Local Plan 2005 are relevant to this decision: CP1, IR2, National Planning Policy Framework (NPPF) 2019 and NPPG 2014.

2 INF20 Drawing Numbers (Refusal)

The drawing numbers listed above are relevant to this decision

3 INF23 Refused No Way Forward

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and clearly identifying within the grounds of refusal either the defective principle of development or the significant and demonstrable harm it would cause. The issues identified are so fundamental to the proposal that based on the information submitted with the application, the Local Planning Authority do not consider a negotiable position is possible at this time.

361. **19/01745/PNTEL - Land Adjacent to the Nightingale Centre, Pastoral Way, Warley, Essex.**

The proposal is for a permitted development mast and associated equipment cabinets by a telecommunications code system operator (in this case EE) adjacent to fields, a private lake and the railway line. The mast would be 30m from the fencing along the railway. The proposed mast is a 20 metre tall lattice mast with three antennas at the top and two 600mm dishes at approximately 16.5 metres. The mast would have a galvanised finish. Three equipment cabinets are proposed. The cabinets would be coloured Fir Green (RAL 6009). All the development would be contained within an 8 x 8m compound with 2.1m tall palisade perimeter fencing. The development includes screen planting on the north, east and south sides just outside the compound.

Mr Ovenden presented the report.

Following a full discussion Cllr Chilvers **MOVED** and Cllr Haigh **SECONDED** that the application be refused.

A recorded vote was taken and Members voted as follows:

FOR: Cllrs Nolan, McCheyne, Tierney, Tanner, Jakobsson, Fryd, Keeble, Barratt, Chilvers, Mynott and Haigh

AGAINST: 0

ABSTAIN: 0

It was **RESOLVED UNANIMOUSLY** that the application be **REFUSED** for the following reasons:

The proposal is unacceptable because it would result in the provision of a mast and associated cabinets in a very prominent location and given their siting and appearance would be detrimental to the character of the area and would result in harm to the setting of nationally designated heritage assets and result in a diminution of their group value and setting contrary to policies

CP1, C16 of the Brentwood Replacement Local Plan 2005 and the National Planning Policy Framework.

362. 20/00011/PNTEL - Orchard Farm Land West Side of Little Warley Hall Lane, West Horndon, Little Warley, Brentwood, Essex. CM13 3EN

The proposal is for a permitted development mast and associated equipment cabinets by a telecommunications code system operator (in this case EE) adjacent to fields, a private lake and the railway line. The mast would be 30m from the fencing along the railway. The proposed mast is a 20 metre tall lattice mast with three antennas at the top and two 600mm dishes at approximately 16.5 metres. The mast would have a galvanised finish. Three equipment cabinets are proposed. The cabinets would be coloured Fir Green (RAL 6009). All the development would be contained within an 8 x 8m compound with 2.1m tall palisade perimeter fencing. The development includes screen planting on the north, east and south sides just outside the compound.

Mr Ovenden presented the report.

Following a full discussion Cllr McCheyne **MOVED** and Cllr Tierney **SECONDED** the recommendations in the report.

A recorded vote was taken and Members voted as follows:

FOR: Cllrs Nolan, McCheyne, Tierney, Tanner, Jakobsson, Fryd, Keeble, Barratt, Chilvers, Mynott and Haigh

AGAINST: 0

ABSTAIN: 0

Members **RESOLVED UNANIMOUSLY** that the application be **REFUSED** for the following reasons:

1 This decision relates solely to whether prior approval is required of siting and appearance of the development. It does not confirm whether the proposed development complies with other conditions or limitations in the Town and Country Planning (General Permitted Development) Order 2015 (as amended), Schedule 2, Part 16, Class A – electronic communications code operators), or whether the proposal would be lawful. As such you may wish to submit an application for a certificate under s.192 to confirm the lawfulness of the proposal.

2 Under Class A (11), the development must be completed within a period of 5 years starting with the submission date of the prior notification application.

3 Under Class A (9) The development must be carried out in accordance with the details provided in the application.

363. Brentwood's response to Castle Point Borough Council Local Plan Regulation 19

This report seeks approval to respond to Castle Point Borough Council's Pre-Submission Local Plan (Regulation 19) consultation (December 2019). The proposed response on behalf of Brentwood Borough Council supports steps being taken by Castle Point Borough Council to prepare a Local Plan. Additional evidence has been prepared since the last consultation in July 2018. According to the Pre-Submission Local Plan, Castle Point Borough Council is planning to meet the objectively assessed housing need of 5,130 dwellings over the life of the plan, equating to 342 new dwellings per annum. However, there are unanswered questions regarding the methodology used for calculating this figure and the ability to meet these needs.

Both Councils are partners in the Association of South Essex Local Authorities (ASELA). Both authorities have approved the ASELA Statement of Common Ground, which includes a commitment to joint working through the preparation of a Joint Strategic Plan for the sub-region. The Castle Point Pre-Submission Local Plan has been prepared within the context of the South Essex Joint Strategic Plan.

Mr Phil Drane presented the report.

Following discussion Cllr McCheyne **MOVED** and Cllr Nolan **SECONDED** the recommendations in the report. A vote was taken by a show of hands and it was **RESOLVED UNANIMOUSLY** that:

Members are asked to:

To approve the response to the Castle Point Pre-Submission Local Plan (Regulation 19, December 2019), as set out in Appendix A.

Reasons for Recommendation

The Castle Point Pre-Submission Local Plan sets out the intention to meet the local objectively assessed housing need of 5,130 new dwellings over the plan period from 2018 to 2033 (342 dwellings per annum). The housing needs are expected to be met through the following combination of sites:

- a. Housing completions from 1 April 2018 to 31 March 2019;
- b. Current extant planning permissions;
- c. Strategic Housing Market Assessment policy compliant sites;
- d. Sites identified on the Brownfield Land Register;
- e. Small windfall sites; and
- f. New strategic housing allocations within Castle Point Borough.

It is proposed that the Council support the efforts of Castle Point Borough Council to meet the borough's objectively assessed housing needs. However, the methodology used for calculating housing figures is questioned (identified in Table 9.1, Housing Trajectory). Therefore, it is proposed that the Council seek clarification on how these figures were calculated.

The Castle Point Local Plan also identifies the ability to meet employment needs, regeneration and protection of town centres, and inclusion of a health and wellbeing policy, all of which it is proposed should be supported by the Council.

364. Urgent Business

Cllr Chilvers raised concerns regarding adequate pedestrian access for all when construction work is going on and blocks the pathways. A condition on the planning application should be put in place to ensure safe access for all on construction sites when blocking the pathway.

Cllr Chilvers requested that a report be brought to committee regarding this.

Councillors welcomed a report to a future committee in order that the Council can put pressure on the Highways Authority to ensure pathways are accessible around construction sites.

The meeting concluded at 21:40
