

Minutes from the Neighbourhood Plan Meeting  
Thursday 5<sup>th</sup> September 2019 - 7.30pm at the White Hart

1. Welcome and apologies:

Present:

Peter Kohn (PK)	Facilities & Infrastructure/Education
Alex Stevenson (AS)	Chairman / Heritage and Environment
Paul Javin (PJ)	Heritage and Environment
Jo Brindley (JB)	Publicity
Steve Lavender (SL)	Housing
Michael Bowes (MB)	Economy
Michael Horne (MH)	Heritage and Environment
Jan Stobart (JS)	RCCE
Meg Jones (MJ)	Secretarial Support

Apologies:

Tracey Thomson (TT)	Budget and Finance
Ian Stock (IS)	COG
Tom Walsh (TW)	Housing
Anna Appleton (AA)	Website and Survey

2. Minutes of the last meeting: Amendments

2020-21 Budget – note council has yet to approve the budget

3. Matters arising:

- a. Planning council meetings:
  - Next full meeting on 9.9
- b. Meeting of joint NP groups:
  - No news
- c. Projects Group:
  - No update

4. Progress of Regulation 14 - Reviewing draft plan

- a. David should have comments back next week and meeting on 26<sup>th</sup> September to go through to ascertain what to do next.
- b. Hopefully by October meeting should be in a position to send draft to BDC.
- c. Infrastructure document not yet send to David to comment on, Jan advised to put everything in and see if the examiner takes it out.
- d. AS advised further to meeting with Landscape Officer at BDC re Local Open Green Space Policy – in general it was supported, but raised concerns over amount of proposed green space at Cook Field – and agreed to reduce the amount of area here. This has a knock on effect on housing density that AS needs to review to maintain consistency of approach. BDC want 25 homes on this land, CNP were proposing on or around 15. AS advised that density guide is 20 units per hectare.
- e. PK advised that we don't have a response from Allan re housing numbers and PJ to follow this up.
- f. Happy with Dutch Nursery and Colchester Road suggestions. LGS5 to be removed.
- g. Green amenity areas – agreed with concept but lots of questions, will support Marks Hall sent via email.
- h. AS requested that all review the coalescence buffer policy to ensure boundaries are correct.
- i. Reg 15 plan is to have paragraph numbers. JS advised this is for ease to drop into consultation portal, this is text only. Suggested send text only word doc and a graphic version, however it's been created now in Ability Plus. JS to investigate further.

5. Strategic Environment Assessment (SEA) / Habitats Regulations Assessment (HRA) Screening:
  - a. HRA – this has been issued and is in Dropbox.
  - b. SEA – received revised version back and we do need to do some work on chapters 4, 5, 6, and 7 and appendix C, need a couple of sentences for chapter 7. PJ to review all track changes – all to send through in next fortnight.
  - c. JB has issues with appendices with minerals plan and Blackwater Aggregates site.
  
6. Village Design Guide Update
  - a. Re Bovis scheme, JB advised BDC said can't have smaller gardens and need Essex variety of parking with a garage next to your house.
  - b. CPC have approved the draft to go to Bovis but will need to approve it to go to BDC. Almost ready to send final copy to CPC. PJ advised still needs to be slimmed down, look at drawings and identifying the buildings (ie woolpack/fleece), number of photos on a page – needs to be checked. Working copy to be circulated with all comments for format and accuracy, started with JB, MB, SL and PK. Also MH to review.
  - c. CPC need to approve for us to send to BDC and Higgins, and we Chairman's Action to be minuted in their minutes.
  
7. Website and Facebook updates
  - a. Facebook – a lot of people are wanting to post on the Facebook page. AS has kept replies neutral and all agreed a policy that we can publish and refer too.
  
8. Request for response for information
  - a. "Have larger housing developments been built in your area without any community amenities" in My Communities newsletter email received from Somerset, PK to send back a response.
  
9. Budget
  - a. DAC Update – David sent through uplift on his fees and revised fee sent on 1<sup>st</sup> Sept 2019. PJ advised possible underspend on grants and this may be enough to cover, anything over would need to be CPC funded. PJ to confirm on 19<sup>th</sup> September when Steve is back, so need to bear in mind when talking to David and asking advice. Work in hand is accrued for, so hold fire putting an additional work through until after the 26<sup>th</sup> Sept review.
  - b. AS has been producing a list of all comments in the stakeholder document and list of policies that will need David to check. JS advised that the final part of consultation statement is the summary of comments made to reg 14 and whether we need to make any changes to policy – and this may cover it.
  - c. Noted, if inspector calls for an enquiry, then we will need help representing us too.
  
10. Braintree District Council: Draft Plan Garden Communities Update
  - a. Excerpts from 4 LUC planning documents circulated by PK, comments required by 30<sup>th</sup> September 2019. PK advised that there have been so many speculative developments they have almost made their housing numbers for 2033 - assuming only 7500 short they have allocated over 80% already.
  - b. The act of not having plan has allowed developers to exploit the developments in Part 1 and Part 2 should be worked up and published to avoid further years of uncontrolled development.
  - c. Coggeshall supports the conclusion that a 'Greater Coggeshall (VE2) should not be considered and CNP agree

- d. The argument for Garden Towns becomes much harder to make as BDC are close to their target for 2033. SL advised garden villages are looking much further into the future. Within CNP group there is a mixture of opinion.
- e. Monks Wood we remain completely opposed as previous.
- f. Preliminary plans for the mass transport solution seem to show it going through East and West Street, similar to a tram separate from the road, not practical through the heart of the village.
- g. CPC have asked us for CNP opinions and comments – PK to send to AA tomorrow.

#### 11. Other Planning Issues

- a. Bovis:
  - AS advised that we need to let the public know that we will be talking to Bovis about the design guide and inform them as people are interested in our views - if we are making comments about their plan then we need to make this public. Noted, Bovis have said that they aren't planning any additional consultation with the public. AS advised to get some text agreed on website and Facebook – text will need to be approved by CPC – AS to draft ahead and to check if AA is happy with notes.
  - Walking map - has a missing link on edge of school field, PK asked if the CPC might be interested in purchasing a section at the bottom of the school field to connect the new development to the rest of the village. MH to raise this point with CPC.
  - PJ also said that there is an annual run on the Essex Way so is used as a sporting activity. Also we've lost Hill Road and Mount Road footpath connection. And the Essex Way doesn't have a footpath on east side of rec.
  - JS suggested to highlight to CPC that Bovis are intending that all open space will be managed by a management company and would they rather have the land gifted to them and they maintain it once developed. MH to raise this point.
- b. Dutch Nursery: Demolition – no comment
- c. Martin's Old Shop: CPC have requested BDC put a repair notice on the shop - MH to investigate
- d. A12 / A120: A12 consultation about to open
- e. Tey Road: no update
- f. EA plans: no update
- g. Quarry / Flood mitigation: JB advised there is now have a website opposing this.

#### 12. AOB

- a. Meeting on 26<sup>th</sup> to review DAC comments after which we will have an idea of how much work will be involved. BDC have asked for reference to both policies in the current and emerging plan. By mid November
- b. JB suggested we open doors of the Coggeshall Society
- c. Christmas Party on Tuesday 10<sup>th</sup> December, 7.30pm – booked at Coggeshall Spice.

#### 13. Date and time of next meeting:

- a. 26<sup>th</sup> September 7.45pm at White Hart