

SOUTH WOODHAM FERRERS TOWN COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE

MINUTES of the Meeting held on Thursday 19th September 2019
at 7.30 p.m.
at Champions Manor Hall

Present

Councillor D Eley (in the Chair)

Councillor I Hammond
Councillor M O'Brien

Councillor A Shearring
Councillor A John

In attendance: Town Clerk, Jon Herbert Troy Planning, Councillor Bentley

NP064 Apologies for Absence

Apologies of absence were received from Councillor Roberts

NP065 Declarations of Interest

Any Member declaring an interest is asked to state whether this is a pecuniary or non-pecuniary interest. Clarification, if required, can be sought prior to the meeting with the Chairman or the Town Clerk.

NP066 Confirmation of Minutes

Minutes of the meeting held on 4th September 2019 were agreed as a true record of the meeting.

NP067 Feedback from the Draft Neighbourhood Plan and DevComm meeting

Following circulation of the Draft Neighbourhood Plan at Council on 10th September feedback was received from Councillors that the draft plan was not "personal" enough to South Woodham Ferrers and its residents. Recommended that quotes and pictures could be included from residents within the Town. Other concerns were that in places the plan was too aspirational and that the items detailed were not the remit of the Town Council and were not deliverable. The amendments detailed below were discussed and amendments agreed, Jon Herbert's notes in red:

| Page | Project/Policy No. | Suggested Action & Reason |
|------|--------------------|--|
| 5 | Employment | Update Employment data as figures from 2011 We will check data |
| 9 | Paragraph 2.18 | Remove. Agreed on 4/9/19 at NP Committee Meeting Comment relates to bullet 1 and suggestion that Policy S4 |

| | | |
|----|---|---|
| | | in the Chelmsford City Local Plan has been amended through proposed modifications. To be checked and confirmed / updated (note useful to keep reference as this shows that CCC support NDPs). |
| 16 | Case Study: a community currency | Strongly disliked by several councillors, not considered appropriate for SWF. Remove Noted and will be removed. |
| 18 | Policy SWF TC1: the Central Spine – Development Opportunities (a) | Amend to read Development area at Knight Street used for Parking as stated in the “Plan for SWF 2007” Noted and reference to be made |
| 23 | Photos Figure 22 & 23 | Try to use some photos more local to SWF, residents might recognise i.e.” Outdoor seating “Phoebe’s Pantry at River “Clear direct routes” Chelmsford High Street Noted. The Bond Street dev’t in Chelmsford could be used as an example of a clear and direct link. SWF TC to also provide some other suggestions of local case studies, including images that CCC may have of recent / new projects. SWF TC may also run a facebook competition for people to suggest ideas of good places. |
| 28 | Photo Figure 27 | Amend to show Essex Vernacular The purpose of this photo is to illustrate how footpaths can be successfully integrated within development, and is less about the architectural style of the development. Agree to retain photo (unless SWF TC is able to provide an alternative local example) |
| 30 | Photo Figure 30 | Amend to show ASDA charging points or domestic charge point (see attached from a home in Mayland) Noted. Photos of Asda Charging Points to be used. Policy MA4 to also be expanded to make references to potential for provision of mobility hubs at the station and in the town centre. |
| 37 | 7.8 bullet point 1 | But would be a preferred option by SWF Town Council Noted. Will weave this into the text |
| 37 | 7.8 bullet point 2 | Insert words to effect “ No footbridges due to impact on residents privacy & aesthetics. No underpass due to risk of flooding and security. Noted. To be integrated into the text |
| 39 | Figure 37 | Try to get Dev Comms plan. Amend land adjacent to Garden of Remembrance to say proposed SWF TC preferred area for allotments for current residents Noted. Change to plan to be made (alongside text amends |

| | | |
|---------|---------------------------------|--|
| | | previously suggested). Also add references to policy that indicates that preference for provision of land for burial ground to be on higher ground (to the northern side of development area) and away from the watercourses and floodplain. |
| 42 | Policy SWF NGA3 : Facilities | <p>Add " preferred 2 form entry".</p> <p>Delete point "c) reuse of former Chetwood School"</p> <p>Add words to effect "prefer a new Primary School due to dangers of crossing major routes i.e. B1012 & reduce local car journeys& encourage walking & cycling.</p> <p>Noted. We could also suggest that the school is located within the centre of the development, close to other facilities.</p> <p>Text in respect of future-proofing the Chetwood site for use as a school in the future, as population cycle change, should also be included in the NDP, and that this would also help reduce the school run. This is likely to need inserting into a different policy</p> |
| 37 & 45 | Section 7 & 8 | <p>Swop sections to improve flow of document</p> <p>Noted. To be reordered</p> |
| 45 | Objective 5 | <p>Amend to include Essex vernacular and restrict building heights</p> <p>Noted. Rephrase along lines of: 'To reflect the legacy of the Essex Design guide in any new development, delivering high quality design in the built form and surrounding landscape. Development should be in keeping with the Essex vernacular and respect existing building heights'</p> |
| 47 | "Issues" boxes | <p>Concerns that these appear bigger than opportunities boxes/seems overly negative.</p> <p>Suggest we remove the issues boxes and instead focus on the positive features (which applicants should respond to) and the opportunities for enhancement, so that this gives more positive messages</p> <p>Change word " verdancy" Noted – replace with 'greenery</p> |
| 48 | Policy SWF DC1; Design | <p>Refer to Essex Vernacular & Design Guide1973</p> <p>We can refer to this in the supporting text – the 1973 documents have now been updated by way of the 2018 version of the Essex Design Guide.</p> <p>State building height restrictions</p> <p>Please confirm: generally 2 storeys in residential and employment areas, with some 3 storeys, and similar in town centre, though with some 3+1 / 4 storeys</p> <p>Remove/amend wording that duplicates Local Plan wording</p> <p>This policy is purposely short to try and avoid duplication</p> |

| | | |
|----|-------------------------|--|
| | | <p>but we will review again. References to the Essex Design Guide, Building for Life 12 and the SWF Character Study are different to the Local Plan.</p> <p>Wording to be stronger- Hailsham Plan</p> <p>Noted. We can review against Local Plan and Essex Design Guide and see how this can be developed further</p> |
| 49 | Policy SWF DC2: Parking | <p>Expand/add to include other parking areas in SWF or incorporate elsewhere in NP:</p> <p>Current Town Centre Parking Railway Station Warwick Parade SWF Village Hall Saltcoats Park/ Compass Gardens Riverside</p> <p>SWF TC to confirm what aspirations are and how these section might be changed</p> |
| 49 | 8.11 | <p>Check correct version NPPF quoted</p> <p>Yes – this is reflected of the Feb 2019 NPPF</p> |

In additions to the comments made on the Draft Neighbourhood Plan the following items were also discussed: The area identified for the Travelling Showman's site should not be located next to the Garden of Remembrance and preferred areas would be:

- a) position behind fertiliser factory on Workhouse Lane off Willow Grove, or
- b) Area next to B1418 below Mill Hill, this is also detailed on the DevComms Plan

Both areas avoid/prevent large multi-axel lorries from driving past residential areas in current town & new development.

- c) away from existing water courses due to risk of contamination from diesel/other waste

Noted – suggestions as to preferred locations to be incorporated in Policy SWF NGA1: Placemaking principles (for the Northern Growth Area)

- Riverside- Incorporate/add in to Section 6
Improvements to include:

- a) Better signage from Town Centre/ Parks
- b) Car park improvements for multi-user access
- c) Add power & water for casual traders

- d) Toilets (improved provision of)
- e) Allow traders signage i.e Phoebe's Pantry

Include photos of river front.

All noted and agreed, with cross-referencing to the Essex Coastal Communities fund to be made. Reference to improving walking routes to the riverfront to also be included in this section.

NP068 Website improvements

All consultation documents and reports to be added to the website, these have been emailed to the website provider as the size of the reports exceed what the office can upload.

NP069 Next Steps

Jon Herbert will make amendments to the Draft Neighbourhood Plan as agreed above and forward to Jenny Robinson at Chelmsford City Council for comment.

NP070. Report to Council

Update to be provided based on the current status of the development of the plan.

NP071. Date of the next meeting

17th October 2019 or 23rd October 7.30pm

Meeting closed 9.30pm

SignedDate: 23rd October 2019.
(Chairman of the Meeting)