

TOLLESBURY NEIGHBOURHOOD PLAN

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Notes of the meeting of Tollesbury Neighbourhood Plan Committee held on Wednesday 24th July 2019 commencing at 7.30pm in the Pavilion.

Present: David Hillyer (DH), Roger Lankester (RL), Simon Lewington (SL), Sue Palmer (SP), Simon Plater (Chairman), Andrew St Joseph (ASJ)

Also Present: Councillors Vikki Chambers (VC), Rob Cole (RC), Tom Lowther (TL), Harry Nixon (NH)

Admin: Michelle Curtis (MC)

Roger Lankester, Simon Plater, Steve O'Donnell and Andrew St Joseph are members of Tollesbury Parish Council.

The meeting opened at 7.30pm.

There were 5 members of the public present.

1. **Apologies for Absence**

There were apologies for absence from Gail Norton, Steve Smith and Cllr Mike Bell.

2. **Notes from Previous Meeting**

To be deferred to the next Neighbourhood Plan Committee Meeting.

3. **Neighbourhood Plan**

a) Draft of Tollesbury Neighbourhood Plan

The Chairman explained that Members of Tollesbury Parish Council who were not on the Neighbourhood Plan Committee had also been invited to the Meeting. Given the current position with the proposal from Gladman Developments Ltd for 99 houses in Mell Road, it was important that the Draft Neighbourhood Plan was approved by the Neighbourhood Plan Committee and the Parish Council for submission to Maldon District Council for review.

The Chairman reported with regards to Gladmans, we are aware that an application will be submitted by the end of the month. An independent group HART (Housing Action by Residents of Tollesbury) had been formed to fight against the proposed development in Mell Road. The Parish Council has arranged a Public Meeting on Monday 29th July 2019 to feedback to residents on the Meeting held with Gladman.

At this stage the Parish Council has made no decision on the proposal and will not do so until the Planning Application has been received.

With regards to the Tollesbury Neighbourhood Plan, the Chairman explained that since the Meeting with Andrew Cann, Planning Consultant – Planning Direct, the Pre 2nd Consultation Draft had been distributed to Committee Members and Parish Councillors.

The Marine and Environmental sections had been expanded. The Planning Consultant has recommended including a policy to protect the rural land, this would include the green belt area from the Recreation Ground, down to the industrial area, along the seawall to Station Road and North Road.

With regards to housing, the Planning Consultant has suggested that the number of houses within the Plan are 29 which is as per the evidence from the Housing Needs Survey. It is also necessary to identify an area of land in the Village for the development of the 29 houses and the NP Committee would need to carry out a 'Call for Sites'. Each area of land which is submitted for development will be assessed against a set criteria for deliverability, this is the same process which was carried out by Maldon District Council when completing their Local Development Plan. This section is currently missing from the Draft Plan and can be fed in later.

The Chairman confirmed, the more processes the Neighbourhood Plan goes through i.e. review, consultation, the more weight the document will have.

b) Call for Sites

As per the recommendations of the Planning Consultant a 'Call for Sites' consultation would be carried out.

Action: Clerk to contact Leonie Alpin for further information.

Action: Clerk to send letter to all landowners in the Village.

The Chairman proposed that those present agree to the proposed changes recommended by the Planning Consultant and the Pre 2nd Consultation Draft Neighbourhood Plan was approved and submitted to Maldon District Council for review. This was seconded by Cllr Lowther with all in favour except for Cllr Chambers who abstained.

4. Next Meeting

The next meeting of the Neighbourhood Plan Committee will be arranged once the Draft Neighbourhood Plan Document had been reviewed by Maldon District Council.

The meeting closed at 8.25pm.