

TOLLESBURY NEIGHBOURHOOD PLAN

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Notes of the meeting of Tollesbury Neighbourhood Plan Committee held on Wednesday 16th October 2019 commencing at 7.30 pm in the Pavilion.

Present: Roger Lankester (RL), Sue Palmer (SP), Simon Plater (Chairman), Steve O'Donnell (SO)

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 7.30 pm.

There were 2 members of the public present.

1. **Apologies for Absence**

There were apologies for absence from David Hillyer, Simon Lewington, Gail Norton, Steve Smith

2. **Notes from the Previous Meetings**

a) **1st May 2019**

The notes from the previous Neighbourhood Plan Meeting held on 1st May 2019 were agreed as a true and accurate record of the meeting.

b) **24th July 2019**

The notes from the previous Neighbourhood Plan Meeting held on 24th July 2019 were agreed as a true and accurate record of the meeting.

3. **Neighbourhood Plan**

a) **To agree on Site Selection**

The Chairman reported that the Call for Sites Consultation ended on 12th September 2019. The Call for Site submissions had been sent to Andrew Cann, Planning Consultant, Planning Direct, for assessment.

Andrew carried out an independent assessment for each site against set criteria and graded each site, Red (not suitable), Amber (potentially suitable) or Green (suitable).

The Chairman advised of all the sites submitted, the site at 41 Woodrolfe Road had been submitted for employment land, not housing.

The sites submitted are as follows:

15.0 Site Selection Conclusion

Site	Address	Selected?
1	22 North Road, CM9 8RQ	Amber
2	54 Mell Road, CM9 5SP	Red
3	Carrington and Garlands Farms (Site 1 and 2)	Green
	Carrington and Garlands Farms (Site 3)	Green
4	Land North of Tollesbury Road, CM9 8RP	Amber
5	Land South of Garlands Farm, CM9 8RP	Red
6	Land North of Tollesbury Road at Garlands Farm	Red
7	Land of Mell Road, CM9 8SP	Red
8	Land off North Road, Tollesbury	Amber
9	Land South of West Street, CM9 8QL	Red
10	Land to the east of Church Street	Red
11	Land west of North Road	Green
12	Land to East of Great Downs Farm	Red
13	Land to West of Great Downs Farm	Red
14	Land adjacent 41 Wooldrofe Road, CM9 8SE	Green

The Neighbourhood Plan Committee unanimously agreed to accept the sites in sequential order as follows:

Sites in sequential preference - note excludes employment site.

Site	Address	Selected?
3	Carrington and Garlands Farms (Site 1 and 2)	Green
	Carrington and Garlands Farms (Site 3) / Land west of North Road (same site)	Green
1	22 North Road, CM9 8RQ	Amber
4	Land North of Tollesbury Road, CM9 8RP	Amber
8	Land off North Road, Tollesbury	Amber

MC reported that although Gail Norton could not be present at the meeting, she had emailed to express her support for the site selection and the Pre-Regulation 14 Consultation Draft.

b) To agree Pre Regulation 14 Consultation Draft

The Chairman reported that following the review of the Draft Neighbourhood Plan carried out by Leonie Alpin, Maldon District Council, it was recommended that some of the Policies are changed to Aims.

The Neighbourhood Plan Committee unanimously approved the Pre-Regulation 14 Consultation Draft subject to some minor amendments.

Action: Clerk to submit amendments to Andrew Cann

Action: Chairman to arrange a meeting with Andrew Cann

Action: Following amendments and meeting with Andrew Cann, MC to submit Pre-Regulation 14 Consultation Draft to Leonie Alpin for further review.

Action: Once the document has been submitted MC to arrange a meeting with Leonie Alpin, Andrew Cann, the Chairman and herself.

RL suggested that the Conservation Area was extended to Elysian Gardens as the houses represent idealistic architecture.

Action: RL to forward information on the history of Elysian Gardens to the Chairman who would discuss further with Tim Howson, Conservation Officer – Maldon District Council.

4. Next Meeting

The next meeting of the Neighbourhood Plan Committee will be held on Wednesday 20th November 2019.

The meeting closed at 8.33 pm.