

## GREENSTEAD GREEN AND HALSTEAD RURAL PARISH MEETING.

Draft minutes of the **FINANCE AND PLANNING MEETING** held Wednesday 11<sup>th</sup> December 2024.

### Attending:

**Cllr. Foster. Chairman**

**Cllr. Hambling**

**Cllr. Mason. Vice-Chair**

**Cllr. Siggers**

**Amanda Degnan. Parish Clerk**

**1. Apologies for absence.** Apologies for absence were received from Cllr. Pleasance and Cllr. Todd due to work commitments.

**2. To discuss the budget.** After some discussion it was decided to suggest a budget of £13,740 be bought before the January Parish Council meeting for agreement..

**3. To discuss the Precept** After some discussion it was decided to suggest a precept of £13,740 be bought before the January Parish Council meeting for agreement.

**4. Bournebridge Hill Planning applications reserved matters.** APPLICATION NO : 24/02420/REM DESCRIPTION : Application for Approval of Reserved Matters (in respect of Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 19/00493/OUT granted 16.11.2022 (Allowed at appeal) for: Outline application for up to 200 residential dwellings (including 30% affordable housing), planting, landscaping, public open space and children's play area and sustainable drainage system (SuDS). All matters reserved with the exception of access. LOCATION : Land Off, Bournebridge Hill, Greenstead Green

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It was proposed that the following response be sent to Planning at Braintree District Council:

*'Greenstead Green and Halstead Rural Parish Council **Object** to this application for the following reasons.*

**General Comments:**

*The primary issues that the parish council are concerned with are as follows.*

- Landscape - A demonstration of a strong and defensible landscape buffer to the south which accords with the character of the area*
- Light spill into the countryside*
- Community Engagement*

*There is no follow up Landscape and Visual Assessment submitted with the reserved matters submission to demonstrate how the proposed landscape strategy under reserved matters accords with the landscape planning and land management guidelines.*

*set out in the Gosfield Wooded Farmland Landscape Character Area. Policy LPP 67 of the adopted Braintree District Local Plan Section 2 states that “proposals for new development should be informed by and be sympathetic to the character of the landscape as identified in the District Council’s Landscape Character Assessments.”*

*Landscaping is a reserved matter and therefore, all forms of proposed screening, planting, earthworks, gardens, and amenity features should be formally assessed.*

*Design and Access Statement – there is a lack of any reference in the document to the fact that the site lies outside the town of Halstead within the parish of Greenstead Green and Halstead Rural. The importance of a defensible landscape boundary between the southern edge of the Site and the open countryside to the south is missing from the design principles.*

*Planning Statement and Statement of Community Involvement*

- Para 2.1 should read “Greenstead Green and Halstead Rural Parish Council.”*
- Para 4.45 – there is no reference to the local landscape character assessment.*
- The title of the document refers to a Statement of Community Involvement, yet this appears to be missing. There has been no engagement with either Halstead TC or GGRH PC by the applicant. The BDC Statement of Community Involvement was updated in October 2024*

*and therefore, is up to date. Paragraph 8.16 of the BDC SCI states that applications for new residential development should consider meaningful engagement with the local community including consultation with the parish council or town council. The applicant has failed to do this which is disappointing.*

*Street lighting assessment – drawing no WLC1169-1300-002 shows that lux contour lines can be contained so that they do not infringe upon the ecologically sensitive areas. This is partly achieved by placing streetlight L12 close to the edge of the road. However, some of the lux contours spill outside the planning application boundary to the south and into the countryside. This is due to the positioning of streetlights L14, L16, L18 and L20. This section of the spine road is safeguarded for a future extension which may not come about for some time. Please can these four lighting columns be removed from the drawing until this section of the spine road becomes adopted in order to reduce light spill into the wider countryside.’* **Proposed Cllr. Foster, Seconded Cllr. Mason. All agreed.** Clerk to send to Planning.

**5. Gosfield Neighbourhood Plan.** It was proposed to send the following comments to Gosfield Parish Council:

**‘Gosfield Neighbourhood Plan 2023-2033**

**Pre-Submission (Regulation 14) Consultation September 2024**

**Comments from Greenstead Green and Halstead Rural Parish Council**

*Para 1.9 – the development plan also comprises the Essex Minerals Local Plan 2014 and the Essex and Southend-on-Sea Waste Local Plan 2017 as well as the Braintree Local Plan Parts 1 and 2.*

*Figure 1.1 – the Figure should be reformatted as a pdf to allow the user to zoom in. It should also show the boundaries and names of the surrounding parishes and be on an OS base.*

*Paragraph 1.15 – this paragraph needs updating to reflect the revised timetable for reviewing the Braintree Local Plan.*

*Chapter 2 – there should be a new section added which refers to the three neighbouring parishes as well as Braintree and Bocking and the relationship between Gosfield and each of the neighbours.*

*Para 2.4 – this paragraph would benefit from some re-wording.*

*Para 2.22 – the bus service should be included as a strength.*

Para 3.2 – 5 (getting around) only appears to apply to access within the village. It should also refer to access to Halstead, Braintree, and neighbouring parishes.

Chapter 4 – Gosfield parish and Greenstead Green and Halstead Rural parish jointly fall within three landscape character areas, namely Gosfield Wooded Farmland, High Garrett/Marshall Wooded Farmland and the Colne River Valey landscape character areas. We would like to see a recognition in the Plan about the need to ensure that any new development, including agricultural buildings and utilities infrastructure, in the vicinity of the parish borders, adheres to the planning guidelines set out in the Braintree Landscape Character Assessment of 2006.

Woodland belts and forestry forms an integral part of the landscape along the boundary between Gosfield parish and Greenstead Green and Halstead Rural parish, namely Broak’s Wood and Shardlowe’s Wood in the north-east corner of Gosfield parish, and Highwood’s Grove, Great Aldercar Wood and Heater Wood in the south-east. We would like to see this recognised in the Neighbourhood Plan and a reference to conserving, enhancing, and managing these woodlands which contribute to the distinctiveness and sense of place.

Para 4.11 – even though it is identified in the BDLP, the local nature reserve should be identified on a plan and referenced as Gosfield Sandpits.

Figure 6.1 – where appropriate the public rights of way shown on the plan should be extended into the neighbouring parishes to show their context. PROW Greenstead Green 49 is missing as a green line.

Paras 6.9-6.11 – there should be a reference to the need to reduce speeding along Halstead Road.

Section 7 – neighbouring parishes should be added to these plans.’

**Proposed Cllr. Foster, Seconded Cllr. Mason. All agreed.** Clerk to send to Gosfield.

**6. Outdoor Adult Gym:** Cllr. Mason had gone back to the suppliers to discuss and refine the quotes originally presented by the Clerk to the Parish Council at the November meeting. He proposed contracting Fresh Air Fitness for the construction of the outdoor gym at a cost of £9250 plus VAT. **Proposed Cllr. Mason , Seconded Cllr. Foster. All agreed.** Thanks were expressed to Cllr. Mason for his work on this matter. Cllr. Mason to contact Fresh Air Fitness.

**Signed**.....

**Chairman – Greenstead Green and Halstead Rural Parish Council.**

**Date**.....

Amanda Degnan

**Clerk to the Parish Council, C/O Greenstead Green Post Office, Greenstead Green Farm, Greenstead Green, CO9 1QY. 07782209224 .**

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