



Little Braxted Parish Council

You are Hereby Summoned to Attend the Meeting of Little Braxted Parish Council to be held in The Braxted Bakery, Witham Lane, Little Braxted on **Wednesday** 27th February 2019 at 7.00 p.m.

Gordon Mussett
Parish Clerk
19th February 2019

AGENDA

- 1. Apologies for absence**
To receive apologies for absence
- 2. Declarations of Interest**
For Members to declare any interests in matters on the agenda
- 3. To Consider any requests from Members for Dispensations**
To consider any requests from Members with pecuniary interests for dispensations to enable them to participate on the item in which they have a pecuniary interest
- 4. To Agree and Approve the Minutes of the Meeting held 29th January 2019**
To agree and approve the minutes of the meeting held on 29th January 2019 as a true record
- 5. To Invite Members of the Public to speak on Matters Regarding and Affecting the Parish**
- 6. To Comment on the Following Planning Applications - attached:-**
 - a) *Planning Application Consultation 18/01500/FUL - Erection of storage shed, Homefield House, Witham Road*
 - b) *ESS/40/18/BTE for continuation of use of land for mineral extraction and ancillary use without compliance with Conditions 4 (Approved Details); 11 (Plant Site Layout); 12 (HGV Movements); 23 (Mineral Output) and 24 and 25 (Mineral Handling) of planning permission ESS/10/18/BTE for the "re-phasing of the working and restoration of the site, changes in soil bund configuration and to provide car parking for visitors in the ancillary plant site area" to allow an increase in annual throughput; to import construction materials in as raised or*

processed form and onward distribution/or to blend with on site materials and to increase HGV activity from 29 loads to 75 loads per day - Colemans Farm Quarry, Little Braxted Lane, Rivenhall End, Witham, CM8 3EX

7. To Approve the following payments:-

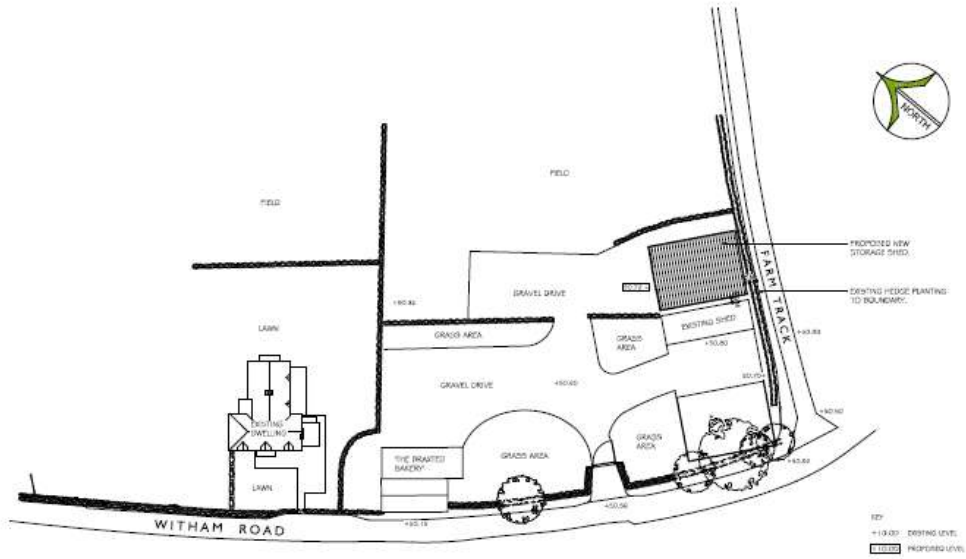
To approve the following payments:-

Document Reference	Payable To	In Respect of	£
	G N Mussett	Clerk's Salary	£127.50
	H Bendall	Litterpicking	£50.30
	Information Commissioner	Data Registration Fee	£40.00

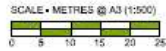
8. Closure

ITEM 6

a) Planning Application Consultation 18/01500/FUL - Erection of storage shed, Homefield House, Witham Road

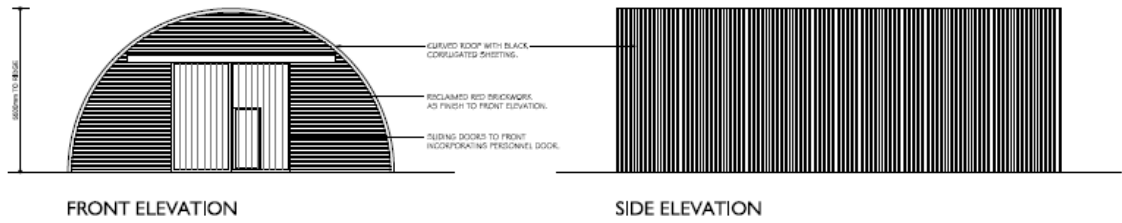


PROPOSED SITE PLAN
Scale 1:500



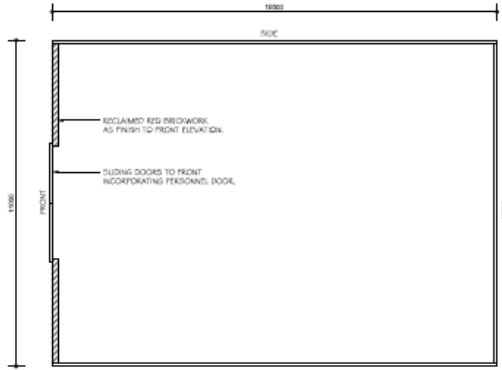
PROJECT		DRAWN	
HOMEFIELD HOUSE LITTLE BRANTIS		DATE	
TITLE PROPOSED STORAGE SHED SITE PLAN		NO.	
NO.	DATE	BY	CHK
18/01500			
L18/01500/FUL - Homefield House 18/01500/FUL - Homefield House 012 456 789 18/01500/FUL - Homefield House www.example.com			
ARCHITECT		ARCHITECT	

Do not scale from this drawing.
 All information is to be treated as data for accuracy and if any discrepancies or omissions are reported to Arady Architects immediately.

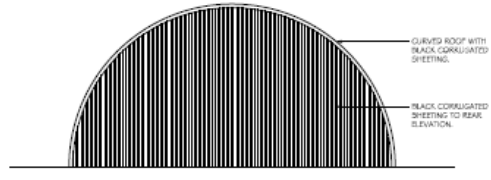


FRONT ELEVATION

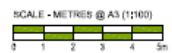
SIDE ELEVATION



FLOOR PLAN



REAR ELEVATION



PROJECTS	HOMEFIELD HOUSE	
	LITTLE BRANCTON	
TYPE	PROPOSED STORAGE SHED	
	PLANS & ELEVATIONS	
DATE	10/05/2023	
BY	10/05/2023	
USE	10/05/2023	
10/05/2023	10/05/2023	
10/05/2023	10/05/2023	

This application is for a secure storage shed, to contain personal vehicles, and machinery associated with the existing operations at Homefield House, which include the Braxted Bakery and the HGV operating base.

If this were a simple application for a large garage for personal use, the planning considerations would be limited to size, design and siting on the site. However concern has been expressed as to whether this shed, once erected, will lead to an intensification of the uses in this location.

The Maldon District Plan mentions “employment” in Policy S8:-

Policy S7**Prosperous Rural Communities**

The Council will actively seek to support and facilitate sustainable economic development within the villages through:

- 1) The promotion of information and communication technologies to support changing and flexible working practices, home based businesses and access to digital retail markets and community services;
- 2) The provision of live-work units and small and micro business space;
- 3) The retention of key employment and retail designations in accordance with policies E1 and E2;
- 4) The support and enhancement of rural diversification, tourism, leisure opportunities and green infrastructure in accordance with policies E4, E5, N1, N2 and N3; and
- 5) The consideration of Rural Exception Schemes for affordable housing in accordance with policy H5.

Each parish and town council will be invited to work with the Council through the preparation of Neighbourhood Plans to identify appropriate land to meet the needs for their area in accordance with the principles of sustainable development set out within the LDP and the following principles:

By way of explanation paragraph 2.95 says:-

- 2.95 A number of the District's villages contain successful employment areas that perform an important economic function that supports the District and wider Essex economy. The Council will seek to support sustainable economic growth within these locations.

The Local Plan also refers to development in the countryside in Policy S8:-

The countryside will be protected for its landscape, natural resources and ecological value as well as its intrinsic character and beauty. Outside of the defined settlement boundaries, the Garden Suburbs and the Strategic Allocations, planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon and provided it is for either:

- a) Additional development as identified in adopted neighbourhood plans (in accordance with Policies S1 and S7);
- b) Employment generating proposals (in accordance with Policy E1);

There would appear to be no additional planning considerations on which to object to this application other than that of design, size, and location on the site.

However members may wish to ask for some conditions to be attached to this application, including, for example, that is only to be used in conjunction with the occupation of Homefield House.

- b) ESS/40/18/BTE for continuation of use of land for mineral extraction and ancillary use without compliance with Conditions 4 (Approved Details); 11 (Plant Site Layout); 12 (HGV Movements); 23 (Mineral Output) and 24 and 25 (Mineral Handling) of planning

permission ESS/10/18/BTE for the "re-phasing of the working and restoration of the site, changes in soil bund configuration and to provide car parking for visitors in the ancillary plant site area" to allow an increase in annual throughput; to import construction materials in as raised or processed form and onward distribution/or to blend with on site materials and to increase HGV activity from 29 loads to 75 loads per day - Colemans Farm Quarry, Little Braxted Lane, Rivenhall End, Witham, CM8 3EX

The key issues to consider would appear to be:-

- i) The increase in annual throughput
- ii) The importation of construction materials in an "as raised" or processed form, either for onward distribution or to blend with on-site materials
- iii) The increase in HGV activity from 29 loads (58 vehicle movements) to 75 loads (150 vehicle movements) per day

The increase in annual throughput

This will have no impact on the projected life of the quarrying, which remains at the previously projected 16-18 years. The increase is in terms of volume brought about by the proposed importation of materials for subsequent onward distribution (probably in bagged form, and possibly after blending with materials quarried at Little Braxted) – i.e. an activity which could:-

- a) Be undertaken at the quarry from which it was extracted, with Little Braxted's output being sent there; or
- b) Be undertaken at any other suitable location – it is, after all, not site dependent, being merely a processing operation

The importation of construction materials in an "as raised" or processed form, either for onward distribution or to blend with on-site materials

The proposal is to actually import more materials than were proposed to be extracted from the quarry, turning the quarry into a major processing centre. The original application allowed for the distribution (but not on-site sale) of bagged material estimated then a 3 loads (6 vehicle movements) per day.

The increase in HGV activity from 29 loads (58 vehicle movements) to 75 loads (150 vehicle movements) per day

The importation and re-export of materials will exceed the volume of material being quarried by nearly a factor of 3, with no benefit accrued to the Parish in terms of reduced working lifespan. Indeed granting approval to the importation of materials could see the site continue to be used for "blending" purposes well beyond the lifespan of the quarry.