



# Great Maplestead Parish Council

Mrs Ann Crisp (Parish Clerk)  
New House, St Giles Close, Great Maplestead CO9 2RW  
Tel: 01787 460216  
e-mail: anncrisp@greatmaplesteadpc.co.uk



## **MINUTES OF AN EXTRA-ORDINARY MEETING OF GREAT MAPLESTEAD PARISH COUNCIL, HELD ON WEDNESDAY 14<sup>TH</sup> AUGUST 2024 at 7.30PM at GREAT MAPLESTEAD VILLAGE HALL**

**Present:** Cllr.R.Brudenell; Cllr.S.Last; Cllr.D.Weight; Cllr.S.Harris; Cllr.I.Johnson; Cllr.B.Vincent  
**Chair:** Cllr.S.Harris

**Clerk:** Mrs A Crisp

**Also Present:** Alan Massow, Principal Planning Officer, Braintree District Council & 38 Members of the public

### **1. APOLOGIES & REASONS FOR ABSENCE**

Cllr.J.Newton – Harvest commitments

### **2. DECLARATIONS OF INTEREST**

Item 4.2.2 GRMA2168 Long Fen Church Street. Cllr.Last – NPI – Near neighbour, opted not to speak or act.

Item 4.2.2 GRMA2168 Long Fen Church Street. Cllr.Brudenell – NPI – Near neighbour, opted not to speak or act.

Item 4.2.1 GRMA2167 Lucking Street. Cllr.Johnson – NPI – Fellow councillor and friend of Mr JP Newton

Item 4.2.1 GRMA2167 Lucking Street. Cllrs.Harris, Last, Weight, Vincent, Brudenell – NPI – Fellow councillor and acquaintance

The Chairman invited Alan Massow to explain the Local Plan process, the BDC review of its plan and the associated timeline.

### **3. PUBLIC QUESTION TIME**

An extended question time was allowed to accommodate the number of attendees with enquiries. (Appendix 1 details questions and comments raised with regards to Item 4.1 & 4.2)

### **4. BUSINESS ITEMS**

#### **4.1. BDC Local Plan Review -**

The council requested that planning policies allow for the introduction of better infrastructure and transportation options prior to any proposed increase to housing stock. It was noted that rural north Braintree has been identified as an area of deprivation. Tier 3 villages such as Great Maplestead are unsustainable in terms of planning and the impact of any new development on the local rural roads would have an adverse impact where roads are already struggling to accommodate current levels of traffic.

#### **4.2. BDC Local Plan Review**

##### **4.2.1. GRMA2167 Lucking Street**

Site rejected due to the uncertainty of a "Mixed Use" provision, with any potential commercial development possibly attracting increased traffic movements and placing pressure on local narrow lanes. With the nearby allocation of a Quiet Lane in Toldish Hall Rd, which adjoins Lucking Street, the only routes out/in to the site would be via Lucking Street & Church Road, both of which already see heavy traffic use and roads in decay.

**Proposed by** Cllr.S.Harris

**Seconded by** Cllr.Vincent **Vote in Favour** Unanimous



# Great Maplestead Parish Council

Mrs Ann Crisp (Parish Clerk)  
New House, St Giles Close, Great Maplestead CO9 2RW  
Tel: 01787 460216  
e-mail: anncrisp@greatmaplesteadpc.co.uk



## 4.2.2. GRMA2168 Long Fen, Church Street

Site rejected for similar reasons as for GRMA2167, the location being sited at the opposite end of the Quiet Lane in Toldish Hall Rd. Increased housing would have a negative impact socially and environmentally as residents would be reliant on private vehicles for transport, particularly following the recent withdrawal of a regular village bus service. The village school is currently over-subscribed forcing any new potential pupils to travel to alternative provision elsewhere. As previously highlighted within unsuccessful planning appeals at this location, the site is considered unsustainable and functionally isolated.

**Proposed by** Cllr.S.Harris      **Seconded by** Cllr.Johnson      **Vote in Favour** Unanimous

*The Chairman extended thanks to Alan Massow who left the meeting at this time*

## 4.3. Transport

The Chairman invited feedback from parishioners who have used/tried to use the new Dart3 service.

### 4.3.1. Bus Service –

The council will provide details of feedback to ECC, noting problems with the booking service, inconsistencies with fares (advertised as Free for trial 3-month period, but some being charged and at different rates to those advertised). Some residents are being forced to use taxis for convenience, at own cost.

**Proposed by** Cllr.S.Harris      **Seconded by** Cllr.Brudenell      **Vote in Favour** Unanimous

### 4.3.2. ECC Transport Consultation -

Essex residents, businesses and visitors are invited to respond to a consultation to help shape a new transport strategy for the county. The consultation is open until Sunday 22<sup>nd</sup> September 2024 and can be accessed at <https://consultations.essex.gov.uk/essex-highways/essex-transport-strategy/>

Cllr.Brudenell explained the over-arching objectives of the strategy were supporting people, health & wellbeing; creating sustainable places; connecting people & business.

The council to respond that whilst it agrees with objectives and key areas identified, the solutions do not currently provide for parishioners - in particular reliance on technology options for booking services. The needs of the whole community must be considered.

**Proposed by** Cllr.R.Brudenell      **Seconded by** Cllr.Harris      **Vote in Favour** Unanimous

## 5. ITEMS FOR NEXT AGENDA

None

## 6. DATE OF NEXT MEETING

**Ordinary Council Meeting Wednesday 4<sup>th</sup> September 2024 7.30pm**

Meeting closed at 9.22pm

**Signed.....TRUE COPY.....**

**Dated 4<sup>th</sup> September 2024**



# Great Maplestead Parish Council

Mrs Ann Crisp (Parish Clerk)  
New House, St Giles Close, Great Maplestead CO9 2RW  
Tel: 01787 460216  
e-mail: [anncrisp@greatmaplesteadpc.co.uk](mailto:anncrisp@greatmaplesteadpc.co.uk)



## APPENDIX 1

Q. What engagement does BDC Planning have with Essex county council with regards to infrastructure e.g. Education – more schools/school places, NHS – increases in capacity of local health services?  
A. *Planning authorities have a “Duty to Co-operate” and meet with relevant authorities as part of the planning process. New planning cannot fix existing infrastructure problems, it can only provide for new development. Some larger scale developments may provide a financial contribution towards small infrastructure developments eg: new traffic lights at a junction.*

Q. How many units could potentially be built on the proposed sites?  
A. *Current methodology suggests 25 dwellings per hectare, roughly 12 per acre. Generally, do not consider allocating sites for one house.*

Q. Could a cap on numbers be added for smaller villages such as Great Maplestead?  
A. *No, capping numbers has proved difficult previously.*

Q. What does the term “Mixed Use” mean?  
A. *The site could be used for residential or commercial development, or perhaps a mixture of both.*

### Comment

Concern regarding further development in neighbouring parishes of Castle Hedingham & Sible Hedingham, which will have a negative impact on Great Maplestead and other rural villages. Traffic increase through the villages, and demand on local medical centres.

Q. Is there a change within planning to the definition of what is classed as unsustainable?  
A. *Do not foresee any changes. Development growth will be focused around main towns and key service villages.*

Q. Will there be an education provision within local schools or with potential new schools?  
A. *Essex CC have responsibility for education and will advise the planning authority, in this instance BDC, where new schools are needed and current school allocations. ECC will request financial contribution from large scale developments, via the S106 process, to provide school space.*

Q. How do I comment on the proposed site allocations?  
A. *Informal consultation at present but comments can be emailed to [planningpolicy@braintree.gov.uk](mailto:planningpolicy@braintree.gov.uk) Please provide your name and address so that you may be added to correspondence mailing list  
Formal consultation will follow next year*

Q. Is there a time limit within new developments when any new proposed infrastructure must be delivered?  
A. *Not normally. Any infrastructure commitments are driven by a specific number of new houses built e.g. when 101 houses are built xyz infrastructure gets built/introduced*

Q. Are there any restrictions on construction traffic?  
A. *Any restrictions will be detailed within the planning conditions of an approved planning application. If these are breached, this can be reported to Planning Enforcement at BDC*



## Great Maplestead Parish Council

Mrs Ann Crisp (Parish Clerk)  
New House, St Giles Close, Great Maplestead CO9 2RW  
Tel: 01787 460216  
e-mail: [anncrisp@greatmaplesteadpc.co.uk](mailto:anncrisp@greatmaplesteadpc.co.uk)



Q. Is it likely that within the number of new sites offered within the district, there is sufficient to accommodate any new government targets?

A. *It is possible, but difficult to say at this stage. It is possible that density levels may increase too. Housing supply figures are only affected once houses have been built. Therefore, just because potential development sites have been approved this does not mean that housing supply targets are met. Approved sites are not always developed. Not all sites submitted will be approved, and it is also possible that further additional sites may come forward.*

Q. If a site is approved will it then fall within the village development boundary?

A. Yes.

Q. Possible development at site GRMA2168 has been considered more than once previously, is it right to consider it again?

A. *Previous planning history will be considered as part of the consideration*

Q. Can parishioners respond directly?

A. *Yes via the planning policy email address previously quoted.*

Q. What does Tier 3 mean?

A. *It is a village that relies on other places for key services i.e.: Great Maplestead relies on Sible Hedingham*