



MARKS TEY NEIGHBOURHOOD PLAN
Notes from the Steering Group Meeting
Friday 25th September 2020
7pm on **zoom**

Present on Zoom:

John Wood (MTPC)
Richard Gore
Karen Seward
Allan Walker
Gail Gibbs
Sue Stacey
Gerald Wells (MTPC)
Rachel Hogger

Apologies: Frank Clark, Ian Scott-Thompson (Sec.) via *Zoom Chat*

The meeting started with a request from Richard for an update on the Anderson site. John and Gerald explained that, when they met with Strutt and Parker at the site on August 11th, they were told that plans had been submitted for work on the site. Apparently the new owner was present. It was agreed that work could not start until the A12 work had been completed. Highways England (HE) have rejected plans in the past for further development of the site, prior to A12 work being completed. A meeting is being arranged with HE. (This is likely to be a shared meeting with other parish councils). Gerald expressed concern about the impact on the Parish Hall if the traffic was forced to use the Old London Road. Apparently, there are numerous documents on the CBC website linked with this. Rachel said that planning rules for employment sites have been relaxed in recent years, so it could be that the development is allowed.

Minutes of 11th September meeting were agreed.

Schedule of Recommended changes

Page 1. No housing numbers have been received from CBC, although Rachel suggests this could be discussed when we meet them.

Page 9 ECC Comments put in quotes, to make clearer. Allan's comments added re only 18% traffic reduction on A120 through Marks Tey, plus added source reference.

Page 11. Rachel has added Allan's comments re noise pollution

Page 15. MT01 She has added another stronger paragraph stating that we need a lot more mitigating measures to protect street scene environment, ie traffic assessment, street scene, safety, access, etc.

Page 17. Rachel to check Allan's wording.

Page 31. 6.34, MT14 Although at the last meeting, the name *Neighbourhood Centre* had been agreed to replace *London Road Parade*, Rachel suggested *London Road Commercial Centre* as she felt this area came under the new Town & Country Class E that covers shops and other commercial services often associated with town centres. However, the group felt that residents would not be happy with this and it could cause a loss in house values. After a lively discussion, it was agreed to change the name to *London Road Centre*. Rachel asked if we wanted to prevent houses being used for businesses, but we didn't resolve that question.

Karen said that the new firm moving into the old Food Hall building is Holmes and Hill which is due to open on 1st October. The property is still owned by the people who ran the Food Hall. CBC is in the process of suing them over the blocking of access to the 12 parking spaces for shoppers, which was agreed when the property was first sold to them.

Karen also said that something needs to be done about the lorries parking overnight opposite the shops and using the surrounding area as a toilet.

Policy MT07. *Old Farm Buildings* will be removed.

P. 31/32 6.15. Rather than name support for particular premises, be vague and say we support existing businesses along the Coggeshall Road.

Chapter 7. Add another Community Action stating that we definitely need a green bridge across the widened A12.

Allan's map, with its new name, will be in the form of an appendix.

Residents' Log

Based on some of our comments, Rachel has made adjustments to address concerns about Godbolts employment site, the car boot field, and London Road car park. She feels that the group should now take ownership of the Residents' Log, as we are familiar with the area and local issues. We should all check through again and be confident that, if we are challenged by any resident, we can look them in the eye and say that we have addressed their concerns. Any further comments should be sent to **John**.

Rachel asked if we wished to proceed with the 20 mph speed limit throughout the village, which was confirmed.

We should discuss flooding issues with CBC when we meet with them.

Statutory Consultees Log

Page 39, S16 Roman River: John and Rachel will liaise re informing City & Country(C&C) that the missing section is now included.

Page 44, S11 Non-Designated Heritage Assests Richard suggested that we should agree with them that no more should be allowed. However, it was felt unreasonable to block anyone else from submitting sites, as CBC reviews the list each year.

Old Farm Buildings will be removed from MT07.

Page 50, S19 Flood Risk This will be discussed with CBC at the forthcoming meeting.

Page 52, S19 Renewables & Energy Efficiency Rachel has added a paragraph to MT05 (RC 6.15).

Page 54, S19 Electrical Vehicle Charging It is felt unnecessary to to duplicate what is in CBC's emerging Local Plan.

Next Steps

Rachel plans to send the updated NP to us by October 2nd. **John** to arrange meeting with CBC as soon after October 5th as possible. This should include Catherine, a transport planner and others(?).

John to send copies of all consultation letters received to CBC and updated NP. Rachel stressed that this is still very much a draft.

Meet with HE in October.

John has written to Matthew Jerico of ECC re the A120's Traffic capacity and mitigation actions.

John will write to C&C.

Colliers will speak to Aldham PC and ask them to contact MTPC.

Allan has been contacted by Danny West, who wants to meet for a discussion.

Rachel will prepare a Basic Conditions Statement and send it to the group.

John is in the process of writing the Consultation Statement with Gemma but will need to ask for help, as he wasn't part of the group when much of the work was done. When completed, he will send it to Rachel, copying in the group.

Rachel asked whether we had all looked at John's updated *Foreword*.

The next meeting is likely to be with CBC via Zoom. It was suggested that several (3?) of us could opt to speak whilst the rest could watch the proceedings, if they wish.

Some members had difficulty logging into Zoom and said that being sent the link is very helpful and acts as reminder too.

Sue Stacey