



TERLING AND FAIRSTEAD PARISH COUNCIL

Parish Clerk: Tamasin Curtis

Avenley, New Road, Terling CM3 2PN

Tel: 07354 723482 **Email:** clerk@terlingandfairsteadpc.co.uk **Web** www.terlingandfairstead.org.uk

To: Members of Terling and Fairstead Parish Council

TERLING AND FAIRSTEAD PARISH COUNCIL

Minutes of the Extraordinary Meeting of Terling and Fairstead Parish Council held on Thursday 27th
February 2025 at Terling Village Hall

MINUTES

Present:

Cllr Dervish Chairman

Tamasin Curtis Clerk

Cllr Tugwell

Cllr Webster

Cllr Sime

Cllr Barnes

Cllr Dixon

32.29 *Apologies for Absence*

Cllr Halfhide, Cllr Barker, Cllr Alder

32.30 *Declaration of Interests*

None

32.31 *Meeting Open to the Public*

4 members of the public.

A member of the public commented on the Norwich to Tilbury pylon scheme and it was confirmed the Council await the latest update.

32.32 *Local Plan Review*

The Braintree District Council Local Plan Review was discussed in its various sections as below and the Clerk was instructed to submit responses on this basis.

Vision objectives and policies

The Council welcomes a forward thinking vision and update to local policy. It is important to the Council that support in rural areas for housing, transport and infrastructure and the support of agriculture is recognized in the update.

While the Council acknowledge that future development is required it must be sustainable and support what is already in place.

Local Plan

The Council confirms the section map designations remain appropriate but notes the map at Inset 62 Informal recreation is not correctly displayed at the area by the river and the woodland at rear of cemetery should not be included as cemetery.



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Economy and Retail

It is noted that the plan provides detail for encouraging new businesses but provides little provision for supporting existing business in the area.

There appears to be little focus on agriculture which is predominant in the district.

It seems sensible to promote the Local Authority net zero plans within the scope of the plan for economy and retail.

It is noted that there appears to be a lot of empty retail space already in the district. Rather than new sites could this existing space be repurposed?

It is also noted that parking charges move people away from the shops/businesses and would suggest an allowance of 30 mins free parking to encourage visitors.

Housing

The Council acknowledge that there are current no sites under the recent call for sites within the Parish but would want to comment on some points that would affect any future sites within the parish.

There should be a local user condition for smaller rural developments which will help keep local people in their local areas for further generations. The council also support policy for multi generational living by use of annexes in the planning process.

The Council would like to see more policy to ensure local housing is for local people and support the policy for affordable housing in rural areas and specialized housing

Using more local labour to create housing and infrastructure to support local business would benefit the area.

Transport and Infrastructure

It is noted the increased housing having been built recently and that proposed in the local plan but current infrastructure cannot sustain it and policy is needed to ensure this is sufficient and that the infrastructure requirements of the planning application do go ahead and are not changed later down the planning line.

There needs to be investment and expansion of the current bus system in rural areas. The DigiGo service is often unreliable and hits capacity quickly at peak times.

The Council supports the idea of 20 is Plenty for rural roads.

Can local authorities enforce protected and quiet lane status and can they create new protected and quiet lanes?

The Council supports the expansion of National Cycle Ways.

It is noted that many vulnerable and elderly people struggle with the use of technology with transport and parking options currently available and a better policy to provide manual options and assistance is needed.

Local businesses employed in the creation of transport and infrastructure developments would support the plan all round.

Car parking areas should have larger more accessible spaces and working electric charging points.



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It is suggested that an increase in the availability of local authority social care and care home spaces would assist in the expansion of health infrastructure.

There should be more recycling options via larger recycling centers with better accessibility for all classes of vehicles.

Good Quality Design

The Council note that good quality design is very important and would like to see the following in new developments:-

- More provision for bungalows which keeps people within their communities.
- Keeping the height and density of development for flats/apartments to a minimum to reflect the natural area and to alleviate the fire risk.
- Sprinklers to be fitted in all apartment buildings.
- Social housing within developments is often built in a higher density and within such good design and quality and this should not be the case.
- Better parking for developments to keep roadways clear.
- Larger garaging.
- Developments in rural areas should be designed in keeping with the local environment.
- Bigger recycling and bin areas for developments.
- Car charging points for flats/apartments and in all new homes.
- Incorporating net zero targets into planning policy.
- Continued policy for hush screening with air source heat pumps
- More regard for conservation areas and new conservation areas created.

It is also noted that many local developments have not had the full infrastructure built that was original promised in planning and developers often seek to change this at the end of the planning process. Policy should make this harder to amend and easier to enforce.

Creating better places

Conservation areas do not appear to be mentioned in policy in this section and the Council feels that more conservation areas help preserve the special areas of the district.

The Council would like to see payments due under CIL/s106 or any future replacement available only for the locality in which the development is made to allow for targeted spending on the affected areas.

It is requested that robust policy is given for appropriate infrastructure for future developments and for enforcement.

It is suggested that incorporating town and village design statements in policy would be beneficial and joined up thinking.

The Council support the idea of increasing allotment spaces and more well planned recreation spaces.

The Natural Environment

There is little enforcement for protected lanes and quiet lanes and policy needs updating to allow for this and that more protected and quiet lanes should be added to preserve and protect.

It would be good to see a copy of the legal opinion for net zero.

The Council would like to see more robust enforceable policy for planning for solar and wind farms that the land reverts to agricultural use following the end of leases or decommissioning.



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The Council question the environmental costs of achieving net zero under the current policies.

Empowering local people

It was suggested that funding from s106/CIL and its future replacement be used more for education and skill training targeted to the areas with the development plan.

Again, the Council support policy for rural affordable housing and specialized housing. Keeping local people in local housing is important for communities and those within them.

Expansion of allotment areas is supported.

The Council support policy on outreach programs for education and assistance.

What are the plans are to increase skills for future employment in the district?

32.33

Planning

Planning application 25/00296/IH1 – 13 Hull Lane Terling – Two storey rear extension and front porch – deadline 18th March 2025.

The plans were bought before council previously and so there are no further comments.

Planning application 25/00282/IH1 and 25/00283/LBC – Rose Cottage, Church Road, Terling – Single Storey Rear Extension – deadline 18th March 2025.

It was noted this was a very thorough diligent application. The Council have no further comments.

32.34

Dates of next meeting, including committees

A poll will be sent out for the next meeting for the first week of April.

Meeting closed at 8.43