

STEWKLEY PARISH NEIGHBOURHOOD PLAN

MINUTES OF A MEETING OF

2017 STEERING GROUP MEETING

MONDAY 8 MAY 2017 AT VICARAGE FARM

Present:

Neil Dickens (ND) – Chairman
Jenny Wodey (JW) – PC Chair
Paul Smith (PS) – PC Deputy Chair
Margaret Burgess (MB) – PC Councillor
Gill Morgan (GM) – PC Councillor
Andrew Pryke (AP) – PC Councillor
Laraine Chappell (LC)
Janette Eustace (JE)
Emma Gavin (EG)
Steve Nicholl (SN)

ITEM

ACTION/DECISION

1 **Apologies for Absence:**

None

2 **New Members.**

The chairman (ND) introduced and welcomed new members of the Steering Group: Laraine Chappell and Emma Galvin.

3 **Minutes of the meeting on 10 April 2017.**

With a minor amendment to reflect the final process actually used in summarising and reporting comments arising from the 11 March exhibition, the minutes were agreed and signed.

4 **Matters Arising.**

- | | |
|--|---------------------|
| a. <u>Membership.</u> (Item 3a, Minutes for 10 Apr 17) | Completed at Item 2 |
| b. <u>Residents' Comments.</u> (Item 4, Minutes 10 Apr 17).
Data has been communicated to the village as a whole, via the Grapevine, and passed in detail to the Housing Group. | Complete |

- c. Update on 66 HSN. (Item 7 in Minutes of 10 Apr 17). Complete
 ND had spoken to the landowners. Whilst they were progressing with selecting a developer and getting contracts agreed, involvement of solicitors was (unsurprisingly) making the process slow at present. Nevertheless, intentions on both nature of housing and effects on the wider village seemed in line with our hopes.
- d. Joint SG & PC Workshop Doodle Poll. (Item 10, Decision 1 in Minutes of 10 Apr 17). No suitable date could be found for a workshop before the imminent Annual Parish Meeting. Subject to the expected (high) quality of the Housing Group analysis for selection of sites (Item 6 below), the PC would need a presentation, rather than a workshop, of the Steering Group's recommendations.

Decision. The sequence should be:

- i. SG chooses its recommendations.
- ii. PC decides preferred sites.
- iii. PC informs the village via Grapevine & website
- iv. SG/PC invite the village to give feedback on individual site policies/plans to landowners/developers.

Note: Landowners and/or developers will need time to prepare and a large venue (Village Hall?) will be required.

Action: Village Hall to be booked once PC has decided on preferred sites and landowner timescales are known. (SN)

- e. AVDC Community Engagement/Infrastructure Return. (Item 12 Minutes of 10 Apr 17). See agenda Item 5 below.

5 Neighbourhood Plan Infrastructure Return to AVDC.

As agreed at the last meeting, an extension to the Infrastructure Return deadline had been requested and agreed, to 12 May! However, there had been no inputs from the public. So the PC would have to work with its existing infrastructure plan as the return.

6 Selection of NP Proposed Sites.

As chair of the Housing, Environment, Landscape & Planning (HELP) Group, AP presented an analysis of the sites. Factors considered were:

- Whether inside the proposed Secondary Boundary. (Note: a major factor in village comments at/following the 11 Mar 17 exhibition)
- HELAA assessment
- AVDC assessment
- Community Support (In/Not in favour ‘votes’)
- Housing Potential (ie contribution to ‘target’)
- Phasing (match to 15 – 20 year plan, school absorption)
- Conservation Area
- Site specific comments (eg access, traffic)

Noting the village preference for retention of the linear nature of the village and to avoid extending the build line, some sites should be limited in depth.

Sites at the northern and southern edges of the village lack mains sewage and could be remote from village amenities (green space, childrens’ play areas etc). These issues were discussed and would probably require site-specific policies on the issues, for example play areas at the southern end of the village.

Even with these constraints, given the extant planning approvals over which we have no control (Soulbury Road, 66 High Street North and various individual builds), it seemed highly likely that a selection of sites meeting the general village aims and desires was possible.

The group as a whole and individually praised both the way village views had been incorporated and the thoroughness of the analysis.

Agreed:

1. Although specific inputs from some HELP group members are still awaited, the analysis of site selection shown at the meeting should form the basis of the NPSG recommendation to the PC for decisions.
2. Assessment of Site 51 (10 Hayward Park) depends very much on views of the chestnut trees throughout the 20 year plan. Expert (AVDC) advice should be sought.

Action 1: AP/HELP

Group to generate site specific policies in due course.

Action 2: AP to chase outstanding HELP inputs.

Action 3: ND/AP to present the analysis to the full PC at the first available opportunity.

Action 4: ND to seek an AVDC expert view of the Site 51 trees.

7 Stewkley Parish Council Annual Meeting.

As set out at Item 4d above, it had proved impossible to find a date for a workshop to inform the PC as a whole of the site selection analysis. In order not to pre-empt the PC’s decisions, NPSG input to the Annual Meeting would be limited to a monthly review.

Action: ND to present a monthly review to the Annual Meeting, if invited to do so!

8 Any Other Business.

a. Signature of TORs.

Complete. New members signed.

b. Declarations of Interest. All have now signed declarations.

Complete

c. Responses on Policies and Recommendations.

Following the residents' responses on policies and recommendations following the 11 Mar exhibition and website information, ND had called for collated responses from Working Group chairs. Some were still awaited. A specific issue concerned 'Open Spaces'/Green Spaces. SG members would wish to review the assessment and the completeness of the record of Green Spaces.

Action 1: ND to hasten response from WG chairs.

Action 2: AP to circulate the Green Spaces map and "catalogue".

d. Community Land Trust. Although an outline proposal on a Stewkley Community Land Trust (CLT) had been produced, it failed to generate any follow up. This was most probably because it was applied to too large a site for anyone to invest in 'blind'. A small scale CLT as a starter would stand a better chance of progress.

Action 3: AP to discuss ways forward for a small scale project with David Lett.

9 Date & Time of Next Meeting.

Monday 12 June 2017 at **7.30 pm** at Red Barn Farm.

SM Nicholl
11 May 2017