

Minutes
Neighbourhood Planning Combined Meeting
10th January 2017

David Lett	Phil Delafield
Jenny Woodey	Gill Morgan
Andrew Pryke	Diana Fawcett
George Gator	Margaret Burgess
Alison Kennedy	Chris Pragnall
Neil Shefford	Keith Higgins
Paul Smith	Janette Eustace
Beth Stedman	John Sheldon

1. Apologies

Steve Nicholls	Lois Allard
Brian Bottomly	Andy Chappell

2. Previous Minutes

Agreed

3. Matters Arising

JE spoke to the AVDC who could not help with the Strategic Environment Assessment. The NP Steering Group will externally source this and obtain quotations for sign off.

It was agreed that the Soulbury Road Development should not be treated any different to any of the other 30+ sites being put forward under the NP

4. Project Status and Update

Not all had received the documentation sent by JE. JE to address

5. Working Group – update and draft policies

Housing

AP went through the policies.

Policy 1 - Location

Key points – Linear nature of the village to be maintained, a secondary boundary (map included) highlighted where future housing could be accommodated, each site will have it's own policy (no. of houses, mix), developments are to spread throughout the village and kept to a scale similar to that over the last 20 years (max. 8 houses) unless a 'special' need is identified. Max. 2 houses at one time if built in the Conservation Area.

Policy 2 – Type of Housing Requirements

Key points – Type to meet Village survey results requirements (first time buyers, homes for the elderly downsizing, family home (after those vacated from above have been taken into account, adaptable homes for future needs).

Policy 3 – Character of Housing

Key points – Local materials identified as a 'palette' for future new housing/ extensions

Policy 4 – Car Parking

Key points – All new developments to provide 'all' off road parking only, 0.5 car spaces per dwelling is to be provided off road for visitor parking in addition to the above, 0.5 car spaces per new dwelling off road is to be allowed in addition to the above for local residents parking

Roads and Infrastructure

KH went through the policies.

Traffic – most traffic is just passing through the village but speed and reduction (HGV limitation) need to be worked on.

Parking issues – KH was happy for this to be dealt with under the Housing Policies and would liaise with AP

JS requested that the VNP incorporates latest AVDLP Supplementary Planning Guidance 1 April 2002 on off-road car parking requirements for any new build developments.

Conservation and Heritage

JS went through the policies.

Policy 1: Integrity of key open spaces within the village should be maintained, in particular St Michael's Church and Chapel Square. The setting of St Michael's Church is fundamental to the identity and character of the village as a whole. No new developments will be permitted within the key open spaces in the village, as set out on the Key Open Spaces map.

Policy 2: Stewkley's Designated and Non-Designated Heritage Assets are important to the character and appearance of the village, its community and culture, and it is essential that these assets are protected. All development proposals which affect Designated or Non-Designated Heritage Assets must be accompanied by a Heritage Impact Assessment which assesses the significance of the asset and the impact of the proposed development.

Policy 3: Priority will be given to protecting and enhancing the countryside from inappropriate development. A proposal for development will only be permitted where it would maintain the distinctive views of the surrounding countryside from public vantage points within and adjacent to the built-up area, in particular those defined on the Conservation Area map.

Policy 4: All new developments, extensions and modifications in the Parish will be expected to comply with principles set out in the Village Design Statement.

Policy 5: In the NPPF, any development proposal which results in a loss of significance of the heritage asset, i.e. the Stewkley Conservation Area, must have that harm weighed in planning balance against **any community benefits** of the proposal in reaching a decision. If there is **no apparent community benefit**, then it should be refused.

In addition to the Policies set out here, the Conservation and Heritage Working Group's Recommendations to protect and enhance the village environment, and Heritage Asset appendices are set out in the C&H Final Report in Dropbox.

The C&H Group also undertook to comment on the 29 potential building sites (confirm reported to JE and ND.)

JS to meet with AP re-housing sites and impact on the Conservation Area

Amenities

JW went through the two policies established. The definition of community assets were discussed.

Economy and Employment

PD went through the policies.

'Significant additional traffic movement' was questioned and discussed.

PD to meet with AP re-potential sites identified by the housing group.

Elderly and Disabled

Policies cross over with Roads and Infrastructure in particular the for optimising on the footpath and cycle path network, with especial regard to wheelchair users.

JE stated that all the policies need to be looked at and information exchanged in case of crossover.

This needs to be completed in 10 days then all this information can then be sent to Paul Jobson for review – not to be too lengthy.

The policies (in their draft form) will go onto the website

6. Sites – progress and update

JE handed GM a ‘cut and paste’ statement on ‘The Orchard’ site.

JE noted that she had received comments from AVDC on all 31 sites and would forward them to the Steering Committee

7. Communication/Consultation

Emails – JE to work with one of the Parish Council to deal with FAQ’s.

A page is to be ‘bought’ in the Grapevine to keep the community updated . AK volunteered to write this starting with publishing each group’s policies (Housing first).

GM and BB will ‘scrutinise all information (to ensure factually correct and consistent) prior to the Parish Clerk placing on the NP website.

8. Community Land Trust

A theoretical working example is needed – DL/ AP will use 66 High Street North as an example of the advantages to the land owner and the Parish (Profit, housing mix requirements, other financial benefits, etc).

The meeting closed at 21.45

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