

STEWKLEY PARISH NEIGHBOURHOOD PLAN

MINUTES OF A MEETING OF A

STEERING GROUP MEETING

MONDAY 11 SEPTEMBER 2017 AT RED BARN FARM

Present:

Neil Dickens (ND) – Chairman
Margaret Burgess (MB) – PC Councillor
Gill Morgan (GM) – PC Councillor
Andrew Pryke (AP) – PC Councillor
Lorraine Chappell (LC)
Janette Eustace (JE)
Emma Galvin (EG)
Steve Nicholl (SN)
Philip Delafield (PD)

ITEM

ACTION/DECISION

1 Apologies for Absence:

Apologies had been received from Jenny Woodey and Paul Smith.

2 Minutes of meeting on 10 July 2017.

There were no objections to the minutes and actions/decisions were considered in the next item.

3 Matters Arising & Actions to be taken.

- a. HELP Policies and Report. AP confirmed that issue for the HELP group was the format and depth of the report required, rather than any lack of data or analysis. In discussion it was agreed that the report should start with a background showing the strategy underlying the approach followed by the filtering process and its rationale (all owners of land adjacent to the village -> landowners who would consider sale for development -> views of villagers (preserve linear nature; multiple small sites, etc) -> 14 selected. Some 30 sites offered by landowners should be mentioned with, where relevant, brief reasons why they were discarded. A model site report would help

Action: GM to draft the “background” element.

Action: ND to ask Paul Jobson (PJ) to provide an exemplar report.

- b. Site 51 trees AVDC. We are currently in a hiatus. A survey of the trees has been carried out but we have no report on which to act. The landowner of Site 51 has been unable to find a copy of the survey report. Furthermore, the firm who carried out the survey have been unable to provide a duplicate. Action: ND to make 1 last follow up.
- c. NP Web Site – Display of Policies. The old stand-alone policy statements have been removed from the web site. They will now only appear within the appropriate working group final report until collation of the overall plan. Some reports, with updated policies, are still awaited. Action: Working Group chairs.
- d. Open Spaces Report. The report has now been circulated but needs the large diagram produced by Louise to be reduced into a file format that will fit into the report. Action: ND to investigate ways of getting the A1 image scanned then reduced (A1 to A4).
- e. Community Land Trust. Creating a community land trust (CLT) is a long-term project; the Neighbourhood Plan should be completed well before any CLT is in a state to be included in the plan. However, a ‘statement of intent’ should be included in the Plan, as done for example in the Winslow NP. Action: GM to send the Winslow Plan to ND.
- f. Secondary Boundary. With the acceptance of changes proposed by 2 landowners, we now have an agreed secondary boundary (subject to agreement in due course by AVDC etc).
- g. Parish Trees. JE will write to the Stewkley Walkers seeking help in identifying important trees in the countryside around the village. Action: JE to write (email) the Stewkley Walkers.
- h. NP Policies/Jobson comments circulation. PJ’s comments on policies had been circulated and a workshop held. Actions from the workshop had not been circulated to all concerned and some still need to be followed up. Action: Appropriate Working Group chairs.
- i. Business Policies re-written. The Business Action: PD to forward

Policies have been re-written. The report and policies now need to be sent to GM for inclusion in the web site. the report and policies to GM.

- j. Footpath(/Cyclepath) Stewkley to Wing – BCC. Whilst all could see the potential benefits, there is no doubting the very considerable work and, crucially, expense involved. A check of whether BCC had done any previous work on such a project, that we could use as an exemplar, revealed that they had not. A discussion on the way forward included the novel and helpful suggestion that the footpath/cycle path could run parallel to the road but in fields the other side of the hedge. This should increase safety considerably and reduce costs (albeit it remains an expensive ambition).

Decision: The path to Wing should be treated as a project in its own right. It should appear in the NP as a recommendation rather than a policy.

- k. July NP Exhibition. ND reported he had visited 4 households in the village due to them being unable to personally attend the exhibition. There was no outstanding work from the exhibition.

- l. Introduction to Plan. EG had produced a draft introduction to the Plan. The structure, tone and language of the draft were widely praised. There had been some minor objections and some suggested re-phrasings to address those issues. EG was happy with the inputs received and was asked to provide an updated draft.

Action: EG to redraft and send to ND.

4 Updates on Sites Information.

Cricketers (66 HSN). There has been no progress. Solicitors for the various parties involved are still trading letters!

Soulbury Road (Site 15). AVDC have provided the required detail on their views on Section 106 monies for the site. There has been no response from Bucks County Council (BCC). ND reported that Cheddington have not had a response from BCC in over a year! JE believes that she may be able to get an update from a personal contact in the appropriate department.

Site 20. The architects/developers are redrawing the plan that had been shown at the July Exhibition (which

had been very well received, before change!).

Site 2. A planning application had been put in for Site 2 but the PC had recommended rejection since the Site has to be developed in conjunction with Site 1.

Numbers of new homes. There were apparent anomalies in numbers of houses between our figures and those of AVDC. Investigation showed that the discrepancy (9 houses) lay in treatment of 66 HSN, originally 'planned' as 5 homes, now planned for 14. AVDC describe the additional 9 as “windfall”.

5 Progress on Plan with PJ.

JE would be holding a meeting with PJ shortly (planned as Wednesday 13 Sep). However, PJ was largely awaiting further input from us. A key check of the Plan is: does it meet our objectives? He had tried to extract “Objectives” from the input that he has currently and arrived at about 30. This is clearly too many and we need to reduce and focus the objectives. Only then can we check that the Plan does what we hope. Recommendations also need to be reviewed.

Action: JE to conduct a “Doodlepoll” to find a date for a review of recommendations and objectives.

6 Outstanding Research and Reports.

Although the HELP report needs guidance on format and depth of reporting on the process of site selection (see 3a above), the major piece of outstanding work appears to be the environmental assessment, the SEA.

We are required to carry out an SEA on all sites for, inter alia, Biodiversity and Sustainability, with little clarity on what matters in either!

Action: JE: Continue with preparation of the SEA.

7 Public Updates.

Although there has been detail progress, for example agreement of the Secondary Boundary, reports being passed to PJ and so on, we are now entering a period in which externally it will appear that very little is happening. The key message this month is that drafting, word-smithing, circulating and refining documents and reports are necessary but inevitably slow.

Implications of this message for our various communications channels were discussed:

- EG will handle on social media.
- For the website, the timeline needs amendment.
- For the Grapevine, John Frewin needs to be advised of the activity beneath the surface!

Action:
EG – social media
GM - timeline
ND to speak to John Frewin

8 AOB.

A planning application has been submitted by Mrs

Hanley for 4 houses in the Courtneidge Close area. These are nominally for small 2/3 bed houses at present.

14 **Date & Time of Next Meeting.**

Monday 9 October 2017 at 7.30pm at Vicarage Farm.

*Subject to Paul Smith
being better.*

SM Nicholl
17 Feb 2017