

STEWKLEY PARISH NEIGHBOURHOOD PLAN

MINUTES OF A MEETING OF A

STEERING GROUP MEETING

THURSDAY 12 APRIL 2018 AT RED BARN FARM

Present:

Neil Dickens (ND) - Chairman
Jenny Wodey (JW) - PC Chair
Gill Morgan (GM) - PC Councillor
Paul Smith (PS) - PC Councillor
Margaret Burgess (MB) - PC Councillor
Lorraine Chappell (LC)
Steve Nicholl (SN)

ITEM		ACTION/DECISION
1	<u>Apologies for Absence:</u> Apologies had been received from: Janette Eustace (JE); Emma Galvin (EG); Andrew Pryke (AP).	
2	<u>Minutes of meeting on 15 January 2018.</u> The minutes were accepted unanimously as a true reflection of the meeting.	
3	<u>Matters Arising & Actions to be taken.</u> All actions complete or covered in subsequent agenda items.	
4	<u>Progress with Planning Application for 66 High Street North.</u> JW provided an update. Work has been going on (legally) clearing the site ahead of full planning permissions. However, the site is, of course, inside the Conservation Area and trees had been cut down recently without authorisation. An AVDC Enforcement Officer has stopped work. There may have been issues over workmen parking in the High Street rather than within the site. In discussion, it was agreed that such incidents should be recorded to demonstrate, if necessary, the developer's pattern of behaviour. The window for comments/objections closes shortly and a planning decision is expected in May.	<u>Action:</u> The PC/JW to record incidents of adverse developer behaviour.

<p>5</p>	<p><u>Progress with Soulbury Road Development (Site 15).</u> There is no sign yet that the site has been put up for sale to a developer. Dennisons, acting for the owners through the planning process, have planned separate meetings with both AVDC and our Parish council on 24 April. It is not clear what they wish to discuss (or hear discussed in the case of AVDC). They have said that they will put something in the Grapevine following those meetings.</p> <p>Dennisons might just be seeking to discuss S106 funds. They have promised £85,000 to Bucks CC towards a Stewkley community based transport project. ND has written to Soulbury and Drayton Parslow suggesting that we pool resources as £85,000, even if <u>all</u> allocated by BCC to a village service would be insufficient on its own. [Note: Dennisons are also promising additional sums (£58,000 per hectare) towards Open Spaces/Local Equipment Area for Play.</p>	<p>No action at present.</p>
<p>6</p>	<p><u>Any other known Planning Applications for developments.</u></p> <p>It was noted that Site 2 (Eaglewood, Bletchley Road) has been cleared. However, this may well be for animal husbandry, rather than pre-empting planning authority.</p>	<p>No action at present.</p>
<p>7</p>	<p><u>Progress of SEA.</u></p> <p>ND reported that JE (SEA lead) has had trouble fixing a time to meet Paul Zanna to discuss his draft SEA. A meeting is now set for 17 Apr 18 when JE and her group will discuss the SEA with Paul Zanna. It appears currently that there could be significant issues for the Bletchley Road and Wing Road sites. These will not necessarily rule out those sites but could require further justification or site specific policies to ameliorate the issues,</p>	<p><u>Action:</u> JE and her assessment group to report back on implications after the meeting with P Zanna.</p>

<p>8</p>	<p><u>ND Meeting with consultant Paul Jobson (PJ) 29/3/18.</u></p> <p>ND had a very helpful 3 hour meeting with PJ in his Bristol office, in which PJ had accepted the general thrust of the concerns expressed by the group after review of his first draft of the Plan. He had agreed that technical planning issues and other issues could be removed from the main body of the plan to annexes or appendices. Provided we do not call for endless rewrites, the work should be completed within the original budget. Importantly, ND and PJ had agreed a breakdown of the work remaining to be done. This allocated the following work for Stewkley/the NP Steering Group to complete:</p> <ul style="list-style-type: none"> a. <u>Photographs, Plans, Maps & Graphics.</u> All would be removed from PJ's next draft and it would be for Stewkley to select the illustrations. John Sheldon had volunteered to help this work. With his existing collection of photographs, further bespoke photos, those available in Grapevine archives and, possibly, some of Andy Chappell's extensive collection of very old Stewkley postcards, we should be able to select some excellent illustrations. b. <u>PC Chairman's Foreword.</u> A very short Foreword is required, say 8 or 9 lines. After discussion, it was agreed that ideally the Foreword should be provided and signed jointly by both PC and NPSG Chairs. c. <u>Preparation of a Section on Analysis/ Presentation of results of the Village Questionnaire.</u> There was extensive discussion of the Village Questionnaire and how it enriches and/or supersedes the 2011 Census data, widely used in other planning documents. Considerable work would be necessary. Fortunately, Tim Johnson has become temporarily available and has extensive skills in data analysis. It was agreed that a small data analysis subgroup of GM, SN, Tim Johnson and Nick Booth should prepare the work. Time is short and we would need to check availability. d. <u>Consultation Document.</u> Whilst GM is probably best placed to produce the Consultation Document, it will be a stand- 	<p><u>Actions:</u></p> <ol style="list-style-type: none"> 1. ND to invite John Sheldon to participate in production and selection of illustrations. 2. LC to confirm that Andy Chappell is happy to allow some of his Stewkley postcards to be used as illustrations. 3. JW and ND to produce the Foreword. 4. ND to invite Tim Johnson and Nick Booth to join the data analysis group, requesting their availability. 5. GM to convene meetings as soon as practical. 6. Action (GM?) deferred. 7. Decision on Pot Ash
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9	<p><u>Keeping Parish residents aware of progress.</u> There is a need for a further update to the village, it would need some careful wording.</p>	<p><u>Actions:</u> ND - to produce an update article for the Grapevine and copy it to EG. EG - to put similar messages on social media.</p>
10	<p><u>Any Other Business.</u> There was no other business other than a reminder that timing was pressing.</p>	
11	<p><u>Date of Next Meeting.</u> As set out at Item 8f above, the next meeting will centre on a critical review of policies in the plan at a date to be decided after a Doodle Poll of co-opted additional members. It will take place at Vicarage Farm at a date and time to be circulated.</p> <p>SM Nicholl 14 Apr 2018</p>	