

STEWKLEY PARISH NEIGHBOURHOOD PLAN
MINUTES OF A MEETING OF A
STEERING GROUP MEETING
MONDAY 16 JULY 2018 AT VICARAGE FARM

Present:

Neil Dickens (ND) - Chairman
Keith Higgins (KH) - PC Chair
Gill Morgan (GM) - PC Vice Chair
Margaret Burgess (MB) - PC Councillor
Paul Smith (PS) - PC Councillor
Jenny Wodey (JW) - PC Councillor
Janette Eustace (JE)
Steve Nicholl (SN)

ITEM

ACTION/DECISION

- 1 **Apologies for Absence:**
Apologies had been received from:
Andrew Pryke (AP) and Emma Galvin (EG). Emma has resigned from the group as she and family are moving away from Stewkley. ND has written to thank her for all her excellent contributions to the work of the group.

 - 2 **Minutes of meeting on 18 June 2018.**
The minutes were accepted unanimously as a true reflection of the meeting. Matters arising had all been listed in the agenda.
- Action: SN to forward the minutes to the Parish Clerk for insertion in the parish website.

3 Matters Arising.

For convenience of visitors and to resolve overlaps, some items were taken out agenda order. Discussions are presented here in the order that they took place.

(a) Minuted Issue - Item 6 : Site 20 ND to respond as required. This was taken with Agenda Item 4 - Presentation by 'Village Foundations'. The basis for the presentation and discussion lay in appreciation shown by many at the NP Exhibitions for the Village Foundations initial designs for Site 20 (Wing Road east side) but concerns that the designs covered a larger area than the site envisaged in our plan and questions on whether we would accept 'chalet style' designs. A Village Foundations (VF) team led by Robert Webb presented a substantially different outline design for the site. This fitted within the site footprint envisaged in our outline Plan. It included 2-storey, 1½-storey (ie chalet style with dormer windows to an upstairs room) and single storey houses arranged 'low to high' as one approached the village. VF were keen to stress that this was a work in progress and detail (on issue such as surface water drainage, turning radii for rubbish collection trucks and preferred access to adjacent farm land) could force significant change. Nevertheless, in discussion the group: warmly appreciated the process of development in consultation; generally welcomed the designs; showed some concerns at proximity of the current access entrance to the potentially dangerous dip in Wing Road but took careful note of what amounted to a service road at the back of the development. For other sites, there have been suggestions of a service road in front of the housing to minimise access points and maximise off road parking. VF pointed to potentially wasted space and an unattractive 'dual-carriageway/train track' appearance.

Action: Action lies with VF to continue with detail planning, whilst maintaining dialogue at suitable intervals.

(b) H1 (a) 'Policy H1 to be redrafted to give justification for boundary cutting some properties'. And Agenda Item 5 'Dispute re development boundary - Site 33 Manor Industrial Estate'. The boundary has been discussed extensively and consulted on both within the parish community and with AVDC. The essential issue lies in preserving the linear nature of the

Action: ALL to examine in detail the boundary on

4 **Presentation by Village Foundations.**

See Item 3(a) above.

5 **Dispute re development boundary (Site 33).**

See Item 3(b) above.

6 **Progress - 66 High St North.**

The next AVDC Planning decision was expected on 6 July but nothing has been heard yet. The PC had made inputs, in line with the draft Plan, to those decision-makers.

7 **Progress - Soulbury Road development.**

There has been no further change although specialists have been carrying out on-site investigations (soil samples etc). The land-owner has agreed to consider Village Foundations as a possible developer.

8 **Progress with the Plan.**

As set out at 3(c) above, a 'clean' version of the words of the Plan, with our best information but not yet written with a consistent "voice" should be available within days. The Policies and Justifications from that version will be sent to AVDC for their views. It will be passed to SG members for information and to Jobson, seeking a good 'word-smith' to give the unified tone and voice required. At this stage, we require the product in an accessible format (such as Microsoft Word) prior to conversion to specialist printing format and insertion of illustrations.

Actions: Shown at Item 3 (c) above.

9 **Any Other Business.**

There was no other business.

10 **Date of Next Meeting.**

The next meeting will be on Monday 13 August 2018 at 7.30 pm at Red Barn Farm.