

STEWKLEY PARISH NEIGHBOURHOOD PLAN

MINUTES OF A MEETING OF A

STEERING GROUP MEETING

WEDNESDAY 5TH DECEMBER 2018 AT RED BARN FARM, STEWKLEY

Present:

Neil Dickens (ND) - Chairman

Keith Higgins (KH) - Stewkley Parish Council (SPC) Chair

Paul Smith (PS) - SPC Councillor

Jenny Wodey (JW) - SPC Councillor

Laraine Chappell (LC)

Janette Eustace (JC)

Steve Nicholl (SN)

ITEM	ACTION/DECISION
1 <u>Apologies:</u> Gill Morgan; Margaret Burgess; Andrew Pryke	
2 <u>Minutes of meeting on 22 October 2018.</u> The minutes were accepted unanimously as a true reflection of the meeting.	<u>Action:</u> Minutes forwarded to the Parish Clerk for the parish website.

3 Matters Arising.

- (a) NP Site 13 - ND to discuss future with site owners. There has been no opportunity as yet for ND to speak to the owners of Potash. Action ongoing. ND
- (b) AVDC comments to be forwarded to GM - ND. Action completed
- (c) AP to produce a para re 'code for sustainable homes'. Action completed
Action not currently required.
- (d) Draft definition of 'linearity' - SN. After discussion between SN and ND, it was agreed that consideration of the need for a definition of linearity should await consideration of the new shortened redraft of the Plan. After a first read of the new draft, all present agreed that linearity was dealt with well. No further action required unless a new challenge to our interpretation of 'linearity' is challenged. Action no longer available.
- (e) ND to write to AVDC setting out our view on 66 HSN. Unfortunately the window for comments had closed before the action could be completed. Action: ALL to forward comments on the Consultation Document.
- (f) Observations on Consultation Document. To date, GM has had few comments. The group were reminded of specific questions raised by GM. Action completed.
- (g) ND to seek AVDC support for a Rushden-type NP. AVDC have said they would be very happy with a Rushden-type Plan. Action completed.
- (h) Redraft of the Neighbourhood Plan - JE. The redraft had been completed and circulated to NPSG members. Discussed later under Item 4. Action deferred.
- (i) Assign drafting of the Basic Conditions Statement - ND. ND called for volunteers. However, members had limited understanding of the work involved and the skills required. Several offers of help or to examine further were made. Fortunately, the Basic Conditions Statement is not required for at least a further 3 months.

4 Members observations on latest Draft NP - All.

There was a general feeling that the new draft was a great improvement and unanimous appreciation for the huge effort JE had put into it.

There was a wide ranging discussion of elements of the draft. Key elements included:

- To keep the draft a readable length, there had been an attempt to eliminate appendices. The corollary is that evidence and other information is accessed through hyperlinks. There will be a need to provide accessibility for those without internet or computers.
- The baseline data accessed through hyperlinks will be reports and data on the Stewkley NP website. However, it may not all be the most up to date versions.

- Heritage sites cannot all be shown at sensible scale in the Plan. However, only the Bletchley Road sites lie close to a Heritage site.
- Pictures in the current draft are simply place-holders. A definitive selection of pictures needs to be made.

The Steering Group went on to consider the next steps. It was agreed:

- Steering Group members should pass any further comments/suggestions to Janette.
- The draft should be passed to Paul Jobson and Roger Willis for their expert view on the completeness and robustness of the Plan.
- The draft Plan should be sent to AVDC for their comments

Decision: during the 6 week consultation period, time must be set up with skilled and equipped persons to provide access to the “hidden” data.

Actions:

(1) Working Group Chairs to check that the version of their report on the website is the most up to date.

(2) WG Chairs to check the Draft NP and their reports marry up.

(3) SN to check with Nick Booth that the website has the latest spreadsheet/analysis of the Stewkley Questionnaire.

Decision: Only show a map of the Bletchley Road site/Heritage site

Action: “Picture Group” to make selection. [Meeting planned 12 Dec 18.]

Action: ALL to pass comments/suggestions to JE as soon as practical.

- 5 **Progress - 66 High St North - KH.** Stewkley arguments on the need for visitor parking had been. However, following the appeal, AVDC have focused solely on the Inspector's comments. The resulting insistence on landscape and tree-planting means visitor parking cannot fit the 14 home site. On the other hand, the mix of houses was now much closer aligned to that called for in the draft Plan

- 6 **Progress - Soulbury Road development - ND**
Although Steven Smith for the developers had said further information should be available by the end of November. It is now clear that due diligence is taking much longer than anticipated. Moreover, there are concerns over timely finance in light of uncertainties over the EU. One benefit is that there is a window of opportunity to get the plan to the consultation stage before the Soulbury Road site moves beyond outline planning permission.

- 7 **Review where we are & way forward.**
Effectively covered under Item 4.

- 8 **Any Other Business.** There was discussion on the expressed aspirations for bungalows. Although there are bungalows currently for sale in village that have not been snapped up, there has been significant demand expressed both for bungalows and for "retirement housing". There is currently planned provision at 66 HSN (Item 5 above), in the outline ideas for Wing Road sites and much to play for at the Soulbury Road site (see Item 6 above.)

- 9 **Date of Next Meeting.**
The next meeting will be on Wednesday 16th January 2019 at **7.30 pm** at Vicarage Farm.

SM Nicholl
6 Dec 2018