

STEWKLEY PARISH NEIGHBOURHOOD PLAN

MINUTES OF A MEETING OF

NEIGHBOURHOOD PLAN STEERING GROUP

THURSDAY 12TH DECEMBER 2019 AT RED BARN FARM, STEWKLEY

Present:

Neil Dickens (ND) – Chair

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

Gill Morgan (GM) - SPC Councillor

Andrew Pryke - SPC Councillor

Steve Nicholl (SN)

ITEM

ACTION/DECISION

1 Apologies:

Apologies had been received from Paul Smith (PS), who was unable to attend.

2 Minutes of meeting on 26 November 2019.

The minutes were accepted as a true reflection of the meeting.

Action: Minutes to the Parish Clerk for the parish website.
Action completed

3 Matters Arising.

i. Drafting of Conditions Statement. GM had sent the draft Basic Conditions Statement (BCS) to Neil Homer (NH) as agreed at the last meeting. NH had offered back a substantial rewrite. SN pointed out that, whilst there were some changes that reflected NH's greater knowledge of the BCS requirement, the vast majority related to his reversion to using the 'old' AVDLP rather than the new VALP, as planning staff at AVDC had insisted. Moreover, there was a question to be addressed as to whether the BCS should be upfront that we were seeking more houses than AVDC had allocated to the parish

Action: GM to pass the question Neil Homer (NH) on both these issues.

ii. Consultation with Wing Road site owners. ND and KH had contacted all 4 site owners and their agents. There were a number of important issues on both housing mix and timing of submissions of planning applications. The owners' individuals desire on types of housing or timing do not fit well with a unified approach. The meeting felt that policy STK3 (requiring that most new build homes were 2 or 3 bedroom) was an important reflection of the aspirations of the parish. Its essence had to be retained.

Action: ND to set up further meeting(s) with Wing Road owners.

iii. Response to Consultation Comments on Housing. All actions are now believed to be complete.

- iv. Revision of Photographs. There was considerable discussion. ND proposed a way forward without getting bogged down in photo by photo analysis. His proposed selection was agreed. Action: Complete.
- v. Revision of Site Assessment (SA) Report. The Parish Council have agreed to fund the cost of technical elements of the SA being completed by NH. We await his output.
- vi. Signing off Policies. A biodiversity policy had been produced. In addition STK2 (Wing Road site policies) would need to be amended in the light of further discussions with the Wing Road site owners and agents (see 3 ii above). Again off-line sign off would be required. Action: ALL to sign off biodiversity and STK2 policies. [After meeting Note: STK3 may also need sign off.]
- vii. Printing of Final Document. Andy Gibbs will format the final document for printing in suitable software (at a maximum cost of £500) and has the task well in hand. We need everyone to go through the latest version of the document and offer final amendments to GM. In doing so, JE's comments sheet provides a good aide memoire. There is a need to ensure the Sustainable Energy element of the Vision (if retained) is properly reflected elsewhere in the document. Mapping of suitable quality is currently an issue: most immediately Open/Green Spaces Map but also the Red Route Map and possibly a map of BMERC Biodiversity sites. Action: All SG members make final text change proposals to GM.

4 The Final Straight – What needs to be done?

- The Basic Conditions Statement needs to be finalised, once NH has responded to questions put through GM.
- The SEA needs to be completed.
- STK2 (Wing Road site policies) needs sign off by the land owners. As a result of the debate with the site owners/agents, STK3 may also need changes, to be signed off.
- Site Assessment document may need amendment once we know how much detail is required. (Just enough to justify exclusion of those sites that we are not allocating?)

5 Any Other Business. There was no other business.

6 Date of Next Meeting. Not defined yet pending resolution of elements above, especially STK2.