

HAZELBURY BRYAN PARISH COUNCIL – NEIGHBOURHOOD PLAN COMMITTEE

Minutes of a meeting held on Tuesday 7th November 2017 at 7.00 pm in the village hall

121/17 Present: Val Rubie (VR), Ian Stevenson (IS), Liz Stockley (LS), Angela Chatters (AC), David Maughan (DM), Ken Huggins (KH), Geraldine Hobson (GH), Malcolm Wilson (MW), Jo Witherden (JW) plus 2 members of the public

122/17 Apologies for absence: Received from Keith Harrison (KeH) and Jill Noades (JN).

123/17 Declarations of Interest: None

124/17 Adoption of the minutes of the meeting held on 3rd October 2017: The draft minutes were approved.

125/17 Matters arising from these minutes: Covered in agenda items

126/17 Public session: No comments

127/17 Consultation events actions arising including site allocations, advising landowners and concept plans and advising the public: VR thanked everyone involved in the running of two very successful public consultation sessions. It was clear from the feedback questionnaires that the public had given plenty of thought to their responses.

a) Site allocations: IS summarised the key themes of the process so far. The first consultation in October 2016 had highlighted a demand for small developments, sympathetically designed with smaller sized, affordable housing. December's questionnaire had confirmed this with the vast majority wanting developments of between 11 – 15 houses, 2 -3 bedroom starter or smaller houses on brown field sites.

Trying to define "small" developments is not easy. JW noted that the current government limit for affordable housing was set at 10 dwellings. It was agreed a maximum figure of about 13 would seem appropriate. JW reported that NDDC had confirmed it was relatively happy with our thinking on housing need and numbers of homes needed to meet local demand until 2031. She also said that given NDDC is refreshing its Local Plan, with a likely end date of 2036, the Neighbourhood Plan could cover the requirement to that longer date.

In terms of which sites to take forward into the Plan, bearing in mind the results of the October 2017 Consultation, the following sites had been thought by the community to be most suitable:

Site 11 – Martin Richards Tractors site

Site 7 – Former Martins depot, Back Lane

Site 12 – By Kings Stag Mill, one dwelling plus new location for MR Tractor business

Site 2 – Higher field to rear of the village hall, but only with the community benefit of village hall parking and a formal link to the public footpath to the village shop area

Site 8 – The Antelope field, but only a "small" development including a footpath link from Pidney to the village shop site

Site 13 – a single unit within the existing curtilage

These sites, together with existing permissions (including the Handley Cross site in Pidney) would give a more than adequate supply with flexibility if overall numbers required by NDDC's Local Plan increased and allows for sites potentially dropping out. There might be a need to write the Policies in the Plan to reflect the preference for the development to be staggered over the period.

There was a discussion over site 2. This might be considered to "breach" the ribbon-development character of Partway but it was a popular outcome from the public consultation, but only if it came with the community benefit outlined above – without the community benefit it was not a favoured site. The Committee can only work with the data from the questionnaires – it cannot second guess whether people actually understood the consequences of their preferences. JW said there was still much to do in assessing the favoured sites, including Heritage and Environmental assessments and the public will have further opportunities to reflect and comment.

IS proposed that the sites listed above be taken forward as the favoured sites and discussions begun with landowners. This was agreed.

b) advising landowners: JW has a template letter for advising landowners that their site is a favoured, though not guaranteed, runner. They will be asked about the size of development, is a “small” development acceptable, will they make a contribution towards Heritage and Environmental work etc. JW will copy to MW who will write. Landowners whose sites are not currently favoured will also be advised.

c) advising the public: IS had drafted a poster for the notice boards and the web site. With one amendment this was approved and the poster will be displayed from Wednesday 8th November 2017. The detailed summary will be kept confidential at this stage but a detailed summary will be given in the next edition of Bryan Bytes

128/17 – SEA: JW has received comments from the majority of consultees. Environment Agency – not much to say; Historic England – require heritage assessments of sites, in hand; NDDC – broadly in agreement with housing needs and green spaces; DCC – ok so far; Natural England – response awaited.

129/17 – Work-streams – review of progress reports:

i) Housing needs assessment – NDDC is broadly happy with our figures

ii) character and design – VR had circulated a draft character assessment for the whole parish. This had been much praised by Committee members. One or two minor comments had been received and would be incorporated into the final draft for the Plan. VR, IS and JW will work on this. MW had requested non-financial support, via Locality, from AECOM to look at design issues. Having talked AECOM through the process made to date they had suggested that character assessment support might be better as a first step. MW will discuss further. (subsequently, having seen VR’s report, AECOM has agreed we don’t need their support for character assessment and will focus its efforts on design)

iii) others – nothing to do at present

130/17 Grant funding update: MW confirmed that a grant application covering expenditure to 31st March 2018 had been approved. This will cover consultancy fees, heritage and environmental assessments and communication and admin expenses. Technical support on design should also come from AECOM as described above in minute 129/17/ii

131/17. To consider any other relevant matters: **i)** a working group meeting will be held on Monday 27th November, 1 pm – 3 pm, at the Coach House, chez DM. IS gave his apologies. **ii)** MW reported on a highly significant decision by NDDC’s Planning Committee. At its meeting earlier today the Committee had considered an application in Shillingstone. The application had the support of the case officer, but was objected to by the parish council, and local residents, on the grounds that it was not in accord with two Policies in the Neighbourhood Plan. The Committee members accepted the arguments of the parish council and unanimously rejected the application because it breached the N Plan. NDDC’s planning policy team also refuted the applicants claim that, because NDDC does not now have a 5 year housing supply, greater “weight” must be given to NPPF guideline and not N Plans. NDDC made it clear that the Secretary of State for Communities and Local Government had confirmed that, provided a district council had at least a three year housing supply, policies in N Plans have full “weight” and would take priority. This was the first challenge to a N Plan in NDDC and councillors stressed the need to back the Policies in N Plans – if they did not then local communities with plans, or working on plans, or considering plans would feel let down and wonder why they had made such an effort.

132/17. Date of next meeting – Tuesday 5th December 2017: This was confirmed, 7.00 pm in the village hall.

133/17 Close of meeting: With no further business to discuss the meeting closed at 8.05 pm