

## HAZELBURY BRYAN PARISH COUNCIL – NEIGHBOURHOOD PLAN COMMITTEE

### Minutes of a meeting held on Tuesday 6<sup>th</sup> February 2018 at 7.00 pm in the village hall

**162/18 Present:** Val Rubie (VR), Ian Stevenson (IS), Angela Chatters (AC), David Maughan (DM), Keith Harrison (KeH), Liz Stockley (LS), Malcolm Wilson (MW), Jo Witherden (JW) plus 15 members of the public

**163/18 Apologies for absence:** Received from Ken Huggins (KH), Geraldine Hobson (GH) and Jill Noades (JN).

**164/18 Declarations of Interest:** None

**165/18 Adoption of the minutes of the meeting held on 2<sup>nd</sup> January 2018:** The draft minutes were approved.

**166/18 Matters arising from these minutes:** Covered in the minutes

**167/18 Public session:** Mr Nigel Smith spoke on behalf of a group of residents who might be affected by development at site 2. He repeated his previous concerns about the process, principally public opinion from consultations taking preference over the subjective site assessments of the Committee. The Committee felt the process had been fully explained in the e-mail to Mr Smith of 23<sup>rd</sup> January and nothing he had said this evening changed its view that the process, as guided by our very experienced and well-qualified planning consultant, had been appropriate. Mr Smith remained unconvinced. A further, formal consultation of the final draft Plan is imminent and the Committee will, of course, take account of all feedback from this exercise.

**168/18 Working Group meeting and updated Plan - progress:** An up-dated Plan had been circulated to reflect the outcomes from the Working Group meeting. We are on-track for the draft Plan to go to the parish council for approval at its meeting on 6<sup>th</sup> March. The Plan should be provided at least a week before the meeting.

**169/18 Technical design support – update:** The AECOM report is expected by 9<sup>th</sup> February. MW will circulate and JW will amend the draft Plan to reflect AECOM's comments. This revised draft will be subject to another Working Group meeting on Tuesday 20<sup>th</sup> February at 10.00 am in the village hall.

**170/18 To consider the latest developments and suitable responses at the following sites: i) site 18 – The Ferns, Military Lane, Kingston** – an outline application for 10 houses has been submitted to NDDC; parish council are due to consider at its meeting later this evening. This is not a favoured site. **ii) site 8 – The Antelope, Pidney - Hall & Woodhouse** has submitted an outline application to NDDC for 47 homes. This is significantly higher than the reserve site for 13 homes mooted earlier in the process. Given there appears to be a more than adequate supply of more highly rated sites to deliver the local housing need, including a reserve site, it was now not felt appropriate to include the Antelope as a reserve site for 13 homes in the Plan. Parish council will be considering the application at its meeting later this evening **iii) site 2 – higher field, to rear of village hall, Partway Lane** – the owner's agent had met with representatives from the village hall and a figure of 12 parking spaces reserved for village hall users has been agreed. The next consultation will give the community the chance to assess whether this is considered to be sufficient community benefit, along with the footpath link **iv) site 20 – field opposite the school in Droop** – a letter from the owner's agent had been received suggesting a smaller development might be possible. However, given the visual impact of even a small development on this site, which is proposed to be a protected "view" in the Plan, it was agreed to decline this option **v) new site, field in Churchfoot Lane** – an approach has been made for a site to be considered in the Plan. Given the lateness of the proposal and the fact that the field is opposite site 20 it is impossible to imagine it being scored anything but similarly to site 20 or receiving a higher rating than the existing "preferred" sites, both primary and reserve.

**171/18 – Strategic Environmental Assessment - progress:** JW will prepare for the pre-submission draft.

**172/18 To consider any other relevant matters, including the formal 6 week consultation of the draft Plan:** Key dates and actions agreed for the formal consultation are as follows:

- 26<sup>th</sup> February – draft Plan to parish council

- 6<sup>th</sup> March – parish council approves the draft Plan; MW prepares Bryan Bytes for distribution

- w/c 13<sup>th</sup> March – Bytes delivered by 18<sup>th</sup> March latest
- 20<sup>th</sup> March – statutory consultees notified by MW
- 23<sup>rd</sup> March – 6 week consultation begins
- 31<sup>st</sup> March, Saturday – first public consultation, all day in the village hall
- 20<sup>th</sup> April, Friday – second public consultation, in the evening in Alec’s Field pavilion
- 30<sup>th</sup> April – close of consultation period

**173/18 Second public session:** Mr Smith raised concerns over what he perceived as a lack of opposing “evidence” to that he produced in the first public session; JW explained again the process undertaken and her confidence in its validity. Mr Smith asked about the proposed location of the car park. Mrs Hannam offered to show him the proposed car parking site. David Williams-Jones advised the meeting that he will be applying for change of use to a storage facility at the Ferns chicken farm site

**174/18 Date of next meeting – Tuesday 6<sup>th</sup> March 2018:** This was confirmed, 7.00 pm in the village hall.

**175/18 Close of meeting:** With no further business to discuss the meeting closed at 7.55 pm