

GREAT EASTON PARISH COUNCIL
GREAT EASTON NEIGHBOURHOOD PLAN ADVISORY COMMITTEE

RECORD OF MEETING HELD ON 11th April 2016 AT 7.30 AT THE V HALL

1. PRESENT

NP Advisory Committee: Roger Bowder (Chairman), Gary Kirk (Yourlocale), Ian Drummond, Julia Weaver, Phil Long, John Boulter, Lucy Walsh, Mike Yates, Neil McKay and David Gibley (Secretary)

Members of the public: Dennis Stewart and Paul Brittain – Parish Council (Planning).

2. APOLOGIES

Bob Mitchell, Ela Yates and Heather Ingram

3. WELCOME

The Chairman welcomed all to the meeting, noting that the main item is the initial draft report and the recent developments on housing.

4. DECLARATION OF INTERESTS FOR AGENDA ITEMS

There were no Declarations of Interests.

5. RECORD OF MEETING OF 8th February 2016.

The meeting record of the 8th February was agreed and signed by the Chairman.

6. MATTERS ARISING

There were no matters arising outside the agenda.

7. NP INITIAL DRAFT

GK said he had circulated the latest draft, which reflected the updates he had received, less Housing which he had left largely unchanged in view of recent developments. He confirmed he would continue to receive and incorporate factual amendments as they arose and repeated the need for photos and more information which reflected the local identity. The new cover photograph was endorsed.

A number of amendments were noted, including deletion of the wildlife corridor recommendation and the possible listing of The Corset Factory and The Manor House as locally listed buildings.

8. HOUSING

ID reported on two recently received proposals, which will need to be properly evaluated and assessed. This is in the context of the current planning applications for Broadgate Phases 1 and 2, totalling 22 houses and the NP provisional planning for 35 additional houses subject to confirmation from HDC of the final number in the draft Local Plan. This figure is likely to be confirmed in the next 2/3 months.

The two new proposals are:

- **Jelson.** A proposal for up to 25 houses, including 10 affordable houses, with potential community benefits of a school drop off/collection car park and an area for use for allotments or a small playing field.

- **Raj Uppal.** Raj has recently acquired Mr Micklewright's former assets of Barnsdale House and fields towards Bringhurst. He is proposing a development behind Barnsdale, with a potential solution for the school parking and additional community assets.

ID said that these potential locations would be initially assessed the next day, together with the other sites of Broadgate, the disused “ Chicken Sheds” and Station Yard, Caldecott. This initial assessment would be assisted by Derek Doran from Yourlocale. Derek Doran is a Full Corporate Member of the Chartered Institute of Housing , with previous experience as the Midlands Regional Director for Riverside Housing Association and as Assistant Director of Housing with Northampton Borough Council.

It was noted that the cumulative total of all the potential locations would be in excess of 80-100 new houses against a maximum number of 55 and a likely smaller requirement. The assessment would prioritise the various options and include some or all as reserve sites, noting that Broadgate is already in the final planning stage with HDC.

ID said he would be calling an early meeting of the Housing Group and others, immediately the information from the assessment was available, with the aim of producing a revised Housing Chapter for consideration by the NP Advisory Committee, prior to the next planned full meeting in May.

The updating of Limits to Development was discussed and it was agreed that a methodology would be considered by the next Leaders meeting, prior to sign-off by the Advisory Committee.

9. BROADGATE

DG gave a brief update on the current planning relating to Broadgate, which is being handled by the Parish Council. The recent flooding on 9 March had highlighted the need for independent confirmation that the potential impact of the developments will not increase the flooding and drainage problems. The Parish Council position is that HDC is being strongly urged not to approve either application until the recommendations of the Anglian Water and Environmental Agency are available.

MY gave a report on the work he continues to undertake concerning information from the recent flooding and the potential impact of the new developments. MY said his information is being passed to the relevant agencies and he was thanked for his detailed work.

10. THE NEXT STEPS AND OUTLINE TIMETABLE

The following was proposed:

- 16 May – Final draft report endorsed by the NP Advisory Committee
- TBD - Parish Council “sign off” the report – special meeting in late May/early June.
- Mid Jun - Regulation 14 – pre-submission consultation
- Aug - Submission to HDC and statutory agencies and 6 week consultation
- TBD - Village Information event - ideally early in the 6 week pre-submission period
- Oct/Nov - Independent Examination
- Dec/Jan - Parish referendum

11. FINANCE

DG reported that a further funding request for £4,500, drafted by GK, had been submitted AFTERNOTE. The additional funding has been approved..

12.AOB

None

13. MEETING DATES

- **Advisory Committee – Mon 16th May in the Village hall at 7.30 pm**
- **Leaders Meeting - The next Leaders meeting, on Thurs 21 April, is CANCELLED**