

GREAT EASTON PARISH COUNCIL
GREAT EASTON NEIGHBOURHOOD PLAN ADVISORY COMMITTEE

RECORD OF MEETING HELD ON 30th MAY 2016 AT 7.30 AT THE V HALL

1. PRESENT

NP Advisory Committee: Roger Bowder (Chairman), Gary Kirk (Yourlocale), Bob Mitchell, Julia Weaver, Phil Long, Heather Ingram, Ela Yates, Mike Yates , Paul Brittain and David Gibley (Secretary)

Members of the public: Dennis Stewart, Raj and Tracey Uppal, Mel Christie, Miles Ingram and David Webb.

2. APOLOGIES

Neil Mckay, Lucy Walsh and Ian Drummond.

3. WELCOME

The Chairman welcomed all to the meeting.

4. DECLARATION OF INTERESTS FOR AGENDA ITEMS

There were no Declarations of Interests.

5. RECORD OF MEETING OF 11th April 2016.

The meeting record of the 11th April was agreed and signed by the Chairman.

6. MATTERS ARISING

There were no matters arising outside the agenda.

7. THEME GROUP REPORTS

Environment. EY reported on three recent proposals from Raj Uppal:

- The field behind Barnsdale House, previously designated as well preserved Ridge and Furrow, should now be omitted. This was agreed.

- The field adjacent to Barnsdale House should be designated as a local green space, to preserve the view from an historic building.. This suggestion would now be reviewed by the Environment Group, in conjunction with all similar fields adjacent to the built area of the village. **Action: EY**

- The part of the former railway line, now owned by Raj Uppal, should be made a permissive footpath, to link with the Jurassic Way, conditional on a development proposal for the Brook Lane Paddock. Raj had been informed that because this proposal involved both housing and the environment, it would be discussed at the meeting with developers on the 25th June.

Transport. DG reported, in NM's absence, that the planned Speedwatch, scheduled for July, has been cancelled by LCC. It is hoped to reschedule this later in the year, as the information will be useful to the Parish Council, even if too late for inclusion in the NP.

Community Facilities. HI said she was concerned that the draft NP contained proposals for allotment sites of which the respective Landowners had not been previously informed. This concern was acknowledged. BM said that four potential allotment sites had been identified in the draft Community Facilities chapter, circulated to all some 5 months ago, but questions were only now being raised whether the site owners had been consulted..

It was agreed that the draft NP would be amended to note that these sites had only been identified as potential sites. The Secretary was asked to contact the landowners and ensure they were informed of any reference made in the NP. **Action: Secretary**

Housing. PB, in ID's absence, reported on the following activity since the last meeting, as follows:

- **Housing Options/Numbers.** HDC has now reduced the Options in the draft Local Plan from 9 to 4 and the potential housing numbers for Great Easton to 17-32, to be built in the period to 2031. The final decision on numbers was expected to be announced by HDC in October.
- **Housing Group Meetings.** Two meetings had been held and the minutes were on the website.
- **Development Proposals/Independent Site Assessments.** PB reported that the total number of independent site assessments undertaken by Derek Doran had now increased to 11. The recent additional development proposals put forward by landowners/developers, all of which had to be independently assessed, had delayed completion of the final report. PB said the aim was to send the final site assessments to all potential developers at the same time, in order to ensure no individual developer was disadvantaged. It was noted that the theoretical site capacity for these assessments total in excess of 250 dwellings, against the 17-32 which will be required.
- **Premature release of information.** Raj Uppal stated that he was in possession of an email sent prior to the Housing Group meeting of the 18th May, which included the draft independent assessment report. He added that as this was now in the public domain, it should be issued to all immediately.

The Chairman said that as this was "work in progress", it had been intended that this document should be confidential to the addressees, as at that time it had not yet been considered by the Housing Group and the Advisory Committee. It was acknowledged that this document is now in the public domain, Mr Uppal said that if the Advisory Committee did not publish the document forthwith, he would do so. After discussion the matter was put to a vote and it was agreed that the the Advisory Committee would not publish the document immediately. The document, once finalised, would anyway be published to all no later than Friday 3rd June and the important principle of equal treatment of all potential developers had not been unduly compromised. Dennis Stewart requested that this decision be minuted. This was agreed.

8. MEETING WITH DEVELOPERS – 25TH JUNE.

PB said that planning for this important meeting was proceeding on the following basis:

- **Attendance.** The proposed attendance would be all members of the Advisory Committee, the Parish Council and current members of the Housing Group. This was agreed.
- **Location/Date.** The proposed location would be Bringhurst School, as the Village Hall is not available. This has yet to be confirmed. The Saturday date of 25 June has been chosen to hopefully enable a maximum attendance.
- **Invites/Information to Developers.** An initial letter had been sent to all potential developers, advising the date and outline format.

A further letter will be sent to all, with a time table for the individual developer presentations, and enclosing the independent site assessment report for all development proposals, a map and the methodology used for the assessments. It is planned that this letter will be sent by Friday 3rd June. This should provide a reasonable time for all developers to further develop any proposals. This was agreed.

- **Additional Proposals.** Raj Uppal said that he had recently forwarded two additional proposals for houses in the stables location adjacent to Bringhurst School and also Brook Lane Paddock and that he wished these to be included. After discussion, it was agreed that these latest proposals would be included in the individual site assessments but, to avoid delay, the two additional assessments would be issued separately, with reference to these being made in

the covering letter. It was confirmed that every effort would be made to forward the site assessment reports for the two additional sites prior to the 25th June developers meeting.

Action: GK/PB

Afternote. The additional sites to be assessed now total three.

9. OUTLINE TIMETABLE

GK confirmed the following outline timetable for the completion of the NP:

- 25 June – Meetings with potential developers.
- 11 July - Advisory Committee – consider draft NP report
- late July - Joint Parish Council/ Advisory Committee meeting to “sign off” the NP report
- Aug - Regulation 14 – pre-submission consultation (6 weeks)
- Sep - Amendments to NP and sign off by Advisory Committee and PC
- Oct - Submission to HDC and statutory agencies and 6 week consultation
- Sep/Oct - Village Information event - early in the 6 week pre-submission period
- Nov/Dec - Independent Examination
- Jan/Feb - Parish Referendum

10. FINANCE

DG reported that a further funding request for £4,500, drafted by GK, had been approved and received.

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11. AOB

- **HDC Planning.** MY said that he intended to attend the HDC meeting in June, when Condition 5 of the Broadgate Phase One planning application is scheduled to be considered.
 - **Email addresses.** HM queried whether the email addresses which had been collected during the NP process could be centralised for the future dissemination of information.
- PL agreed to consider.

Action: PL

12. FUTURE MEETING DATES

- **Theme Group Leaders Meeting – 23 June – 11 am**
- **Developers meeting - 25 June – Presentation timings/venue to be confirmed**
- **Advisory Committee – 11 July -7.30 pm**