

WOODMANCOTE PARISH COUNCIL
NEIGHBOURHOOD PLAN STEERING GROUP
Minutes of Meeting held in the Parish Hall on 29th July 2015 at 7.00p.m.
(This was a closed meeting)

Mrs L Bannister – Clerk to the Council
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Present: Cllrs. D. Austin (Chairman), A. Underwood, P. Williams, C. Broucke and volunteers D. Linford, R. Lunn, L. Austin, C. Blazeby and M. Clark
L. Bannister (Clerk)

1. Apologies

Apologies were received from Cllr. Grimes.

An email was been received from Cllr. Grimes saying that he has looked at all the paperwork to be discussed in this meeting and he accepts all the proposals.

2. Minutes of the last meetings

These will be discussed at the next open meeting.

At the meeting with AirS (at Cllr. Austin's house), the minutes were taken by AirS, but these have not been supplied.

3. Declarations of interest from Members in respect of any items in the Agenda

Cllr. Broucke again noted that he has an interest in the call for sites initiative as he is a site owner.

4. Action updates from previous Minutes

A letter has been received from the agent of Stockmans asking where they stand with single sites being included in the plan. Cllr. Austin confirmed that although single sites cannot be included in the plan, their site would be mentioned in the plan so that they are not disadvantaged when they come to the planning application process.

The landowner of Firlands has asked for an email to confirm what is happening with his site. Cllr. Austin suggested sending an email saying that the Steering Group has agreed to five units on his site.

There was some discussion about the map for the Firlands site, as it was felt this needs to be better quality. Cllr. Underwood will take the map to the site owner to clarify the boundaries of the site being put forward. Cllr. Austin believes this will include all of the buildings.

It was agreed that the two storey building is suitable for five units.

5. AirS report

F. Bayo has confirmed the tasks left for the Steering Group to complete (namely the items appearing on the Agenda). Once she has received these, AirS will put together the draft plan.

6. Complete focus group report

This contains reports of housing, transport and infrastructure, and environment. This has now been agreed and will be given to AirS. However, the following suggestions were made:-

- On the map the Parish Hall needs to be added (by the label of the church)
- On every heading put a picture of Woodmancote (some suggested pictures were handed around – these will be decided at a later meeting)

7. Complete community evidence paper

Cllr. Austin read a paragraph from the vision paper regarding the environment. The Steering Group needs to be consistent with this with all decisions that are made. So, the characteristics of future development in Woodmancote need to be in keeping with the current environment.

The community evidence paper will be discussed more fully when everyone has had a chance to read through it.

8. Draft list of policies

1 – This was agreed.

2 – Cllr. Austin will give this information to AirS.

3 – As discussed, development will be in keeping with the local design, and will not detract from the current environment.

4 – A map of the sports facility and parish hall need to be supplied.

5 – A list of local employers needs to be supplied (eg Firlands Industrial Estate, stables, rural employment).

6 – There are already footpaths and cycle paths providing access to the South Downs National Park. However, these need to be preserved and improved.

7 – The river environment, water meadows and ancient woodlands need to be preserved. L. Austin will prepare a map showing these areas.

9. Baseline data

This was all agreed, except the part about traditional orchards needs to be removed.

The SWOT reports that were prepared by members will be given to AirS.

10. Vision paper

This has already been discussed and updated, but the dates on the last page need to be amended to reflect the correct timeline for the preparation of the plan.

11. HDC infrastructure requirements

It was decided that the development agreed for the plan will have very little impact on Woodmancote's infrastructure requirements, but it was noted that this may have a minimal effect on neighbouring parishes.

Broadband in Woodmancote has already been updated.

12. Scoping report

This has been sent to various consultees. All responses will be sent around to the Steering Group after the consultation period has ended (5th August).

13. Windfall sites

Windfall sites cannot be included in the plan. But, Farm Hill and Stockmans will be noted in the plan so as not to disadvantage their planning applications. It will be noted that the Steering Group are happy with windfall development, but that this needs to fit with the requirements of the plan.

Blackstone Rise garages

No formal plan for development has been put forward, but two units have been suggested. Therefore, this would come under 'windfall'. It was agreed that the following statement would be included in the plan:-

'This site is suitable for redevelopment providing that off road parking spaces are provided for the benefit of residents of Blackstone'

Parish Hall

It was agreed that the following statement would be included in the plan:-

'This site is suitable for redevelopment, but any development must provide for the preservation (or redevelopment) of the Parish Hall for the benefit of the residents of Woodmancote.

14. Next steps

All of this information will be sent to AirS. Cllr. Austin will arrange a meeting with F. Bayo after the 5th August. AirS will then prepare a draft plan and send it to the Steering Group for comments.

15. Date of next meeting

This will be arranged after the draft plan has been received.