

WOODMANCOTE PARISH COUNCIL
NEIGHBOURHOOD PLAN STEERING GROUP

Minutes of Meeting held in the Parish Hall on Tuesday 10th February 2015 at 6.00p.m.
(Members of the Public were invited to attend)

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

Others Present: M. Blazeby, C. Carey & 2 other members of the public

1. Apologies

P. Batchelor, Cllr. P. Williams

2. Minutes of the last Meeting held on the 13th January 2015

These were agreed and duly signed.

3. Action updates from previous Minutes

The Focus Group for housing will need to decide on guidance for landowners of sites.

Cllr. Austin has reminded Faustina (AirS) to prepare a draft plan. A design statement template is to be forwarded on from Faustina. P. Wilkins has already looked at a draft statement online.

M. Grimes arriving

Regarding the Infrastructure Levy – Cllr. Austin believes this is going to change and will be applied to a minimum of 10. Laura Bourke from HDC is expected to send an update on this.

L. Austin arriving

4. Declarations of interest from members in respect of any items in the Agenda

None.

5. Open Forum (Committee agree to adjourn proceedings for questions from the members of the public)

C. Carey speaking– he is a chartered surveyor and acting on behalf of two parishioners. They want to promote part of their land (Stockmans, Blackstone Street) as a site for a dwelling. They apologise for lateness of putting the site forward, but they wanted to speak to their neighbours about it first. The dwelling is for occupation by the owners and they want to do a high quality design with a low carbon

footprint. C. Carey asked that the Steering Group please consider this site. They are aware they need to also apply for planning permission.

Cllr. Austin asking if the land will still come under the curtilage of listed building. C. Carey believes it will require listed building consent.

Regarding access, they have rights to the side because they already park a car there. However they would need to confirm access there with their neighbour – however they have no objection in principle to this.

C. Carey asking about the timescale of when the decision will be made about the sites. Cllr. Austin saying the aim is for next month.

C. Carey asking if there is guidance on the criteria. It was noted that innovative designs are to be encouraged, but should blend in with local buildings and local character. Cllr. Austin saying there is no requirement from HDC to have any development, but the Steering Group believes it would be favourable to put forward some sites.

The land abuts the conservation area.

The pre submission plan will be ready nearer summer.

6. Reports from Focus Groups

Housing

The housing report was read through and a few minor amendments were suggested. It was discussed how much new housing should be allocated for the Parish. It was accepted that there would be a windfall of approximately 1 new development per year.

A resident wrote a letter putting forward possible uses for brownfield sites that are available in the Parish.

Sites put forward could also include commercial development, they are not restricted to residential.

Three additional sites have been put forward under the Call for Sites notice. These are:-

- Land to the rear of Stockmans, Blackstone Street – this is as described at item 5 above.
- Land adjacent to Firlands – it is unsure if this will be for commercial or residential development
- A four acre site on the junction of the A281 and Blackstone Lane – the landowner is happy for all or part of the land to be designated in accordance with the Parish's needs. This is a greenfield site.

Cllr. Austin will arrange to meet with the housing Focus Group to set up a policy for the landowners.

There is no cut off for when sites need to be put forward, this could be anytime before the pre submission plan is published. However, this would be quite impractical.

Cllr. Grimes asking if anybody has looked at sites in the Parish themselves with a view to knocking on doors? Is that a responsibility of the Steering Group? However, it was decided that nothing in particular has been highlighted that the Steering Group needs to consider. There is nothing that stands out that means the Steering Group would need to.

A slightly different plan for Peacock Paddock has been submitted, the Clerk will email this around to members.

Transport & Infrastructure

The report was read through and a few changes were suggested.

D. Linford has walked half of the footpaths, but they were in too bad condition to complete the walk. He will finish this task and report back to the Focus Group.

There is a limit to broadband speed as fibre optic is only run to the green cabinets, then you have to live within a certain distance to get good speed.

It was agreed that there are enough amenities in Woodmancote for such a rural area.

Environment

Cllr. Austin going over the report.

It was noted from the questionnaire that locals do take note of their environment and they are concerned. There was a positive return on environment from the questionnaire.

Woodmancote has a big responsibility because of the wildlife in the area.

A few figures in the report need to be adjusted as they were incorrect.

Stewardship of land is to change, however this will be included in the Plan as the law currently stands.

There was a query as to whether the river could be protected. Cllr. Austin has contacted Albourne Parish Council and it seems this was impossible. Cllr. Austin was going to contact Shermanbury and Henfield Parish Councils, but after the conversation with Albourne Parish Council there was no point. It would need written permission from all the landowners. However, the Plan could include an advisory that we would not like it developed, but can't make it a legal requirement. P. Wilkins saying that there is a conservation group that is looking into this (about 5 years ago). P. Wilkins to contact the group and let them know that we are doing the Plan.

Hedgerows and trees can be covered by the design statement.

Cllr. Ochoa asking if this report should also address pests/vermin.

Once these reports have been finalised they will go to Faustina who will put them into a community evidence paper. Once finalised, all reports are to be sent to L. Austin. Cllr. Austin will meet with the Focus Groups to arrange a deadline for this, which will probably be the end of the month.

7. Meeting held on 20th January

The comments gathered at this meeting have been sent to Faustina.

8. Call for sites

8.1. Procedural point

This was dealt with at point 6 above.

9. Finance / payment

9.1. Overtime for Clerk for January - £70

This was agreed.

9.2 Expenses for Cllr. Austin - £50.50

This was agreed.

10. Correspondence

An email from HDC has confirmed that their plan will not now be ready until the end of 2015.

11. Next steps

- Complete Focus Groups report
- Need all SWOTs in from all members

12. Other business

None.

13. Date of next meeting

The next meeting will be on Tuesday 10th March at 6pm.

Focus Groups will meet to discuss sites & other items.

The meeting closed at 7.10