

Foxton Neighbourhood Development Plan Committee

Minutes of Meeting, 19th October 2015

In attendance

Committee: Meryl Cumber, Julia King, Bernard Rice, Mike Ward, Margaret Wright (Chairman)

Consultant: Colin Wilkinson

1. Apologies: David Chambers, Maureen Fox, Angela Hall, Adele Rogers

2. Declaration of Interests:

Julia King: Manor House grounds and paddock behind the school.

Mike Ward: Foxton Society.

Margaret Wright: Robert Monk Foxton Charity, Foxton Society.

3. Approval of previous minutes

The minutes of the meeting held on 9th September had not been circulated so it was agreed that Margaret would forward them to the committee.

Action: Margaret to forward previous minutes

4. Election of new chairman

Julia King was elected as chairman, proposed by Margaret Wright and seconded by Bernard Rice. No other proposals.

At this point it was decided to move item 9 to the next item of the agenda as it would probably generate much discussion.

5. To wait or not to wait for HDC Local Plan

Mike suggested that we wait for the results of HDC options consultation (not the full Local Plan) in order to guarantee that the NDP complies with it. He pointed out that 5 of the 9 options under consideration specified less than the 27 dwellings to be built and that a reduced number should be considered.

Concern was expressed that the NDP should make the policies and that we should decide on the number of dwellings, providing good planning policies to justify it.

It was also pointed out that we have a mandate for 27 dwellings as residents had approved it at consultation and going back to them with a smaller number, whilst it may be popular, would cause confusion. However, this figure may be reduced if the development of Fisher's Farmyard proves unviable.

Colin gave us several points to take into account:

- Time frame given by HDC for the assessment of feedback to options consultation (November – March 2016) is not reliable and they are very likely to overrun.
- Similarly the housing numbers they decide on would be subject to change.
- Until our plan has reached a later stage, we are vulnerable to applications from developers (this was the case in Scraffoft).
- A new SHLAA is planned. A late SHLAA caused problems for another village but this is unlikely here.
- There has been no developer input so far to the HDC Local Plan.

Discussion continued for a while, followed by a vote which was 4 to 1 in favour of continuing with 27 proposed dwellings.

Mike stated that he was not happy with that recommendation.

6. Highways and housing numbers relating to site 2

Margaret explained that:

Highways had been approached regarding their desk-top assessment of the suitability of site 2 for development. This had been based only on access to and from the site onto Middle Street and Vicarage Drive. Our main

concern is access onto Main Street from the junctions with Middle Street and Vicarage Drive. Highways had been requested to do a visit so that we could point out the problems but replied that they do not have sufficient resources for site visit. They suggested that we compile the reasons why we think the junctions are dangerous and submit it to them.

Bernard suggested taking some photographs at the junctions to show the visibility problems as seen from within a vehicle at those junctions. This was agreed.

This would then be accompanied by written explanations that would also be applied to site 3.

Colin expressed the opinion that Highways problems would be less relevant than considerations of green space along Main Street. Policies to protect green space on the site could limit the dwellings to 6.

He also explained that policy could enforce a requirement that the junctions be improved as part of any development of site 2.

It was suggested that the remaining protected green space on site 2 should be returned to orchard as a reflection of Foxton's history.

Ownership of the green space was discussed but this was felt a more appropriate discussion for the PC.

Action: Bernard – photos of road junctions from within a car.

Action: All – explanation of why junctions are dangerous.

7. Any objections to the main policies in the draft submission document, other than that related to Fisher's Farmyard

Mike had suggested some minor changes to the document and these have been incorporated.

Colin agreed to redistribute the latest version for any further comments.

He explained that the 6 week pre-submission consultation could take the form of a mail-drop with an executive summary and an explanation of how to make comments, how to obtain hard copy from parish clerk and that a full version was available on-line. This would possibly be followed by tweaking of the document to cater for some of this feedback.

Action: Colin to redistribute the latest version of draft document.

Action: All to comment on this version.

8. Committee comments to HDC Local Plan Options Consultation

Mike supplied a list of his comments on the HDC options consultation. This ends at the end of October. He suggested that we all do individual responses using his comments as a guide to where major issues were in the consultation document as this may carry more weight than one return from the committee. This was agreed.

Action: All committee members to respond to HDC consultation before end of October.

9. Results of PC discussions on financing

Margaret had suggested that financing for any remaining costs could be ring-fenced by PC in the precept as some funds had been included in last year's precept. This is to be discussed at the next PC meeting.

10. Any Other Business

It was suggested that the target date for the start of our pre-submission consultation be 1st December 2015. This was to allow for the completion of the report from the agent for Fisher's Farmyard regarding its viability as a development site, due mid/late November. The consultation would last until the end of January 2016 to allow for Christmas. This was agreed.

Colin informed us that we would need to provide two maps – one of the parish and one of the village, outlining what was proposed for the NDP. He told us that this could be done for little cost using an on-line package, Parishonline, and he would send us examples. He also suggested that some of the photos from the VDS should be updated.

Action: Bernard to take equivalent photos from VDS.

Action: Margaret to investigate Parishonline.

Action: Margaret, Julia, Meryl and Bernard to create maps.

Colin: to send us sample maps and a list of requirements for their content.

Next meeting: to take place as soon as possible after Fisher's Farmyard report available.