

NEIGHBOURHOOD PLAN STEERING GROUP MEETING

29 May, 2014

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Present:

Tom Baxter	Neil Pearce (Planning Consultant)
Helen Crook	Roger Matthews
Elizabeth Dixon	Dave Savage
Andrew Dow	John Scampion
Trevor Honychurch	David Stephenson (Acting Chairman)
Martyn Luscombe	Sarah Summers (Clerk)

Two members of the public were in attendance.

1) Apologies

Apologies for absence were received from Phil Applin, Charles Bates, David Bowie, Carol Cholerton, Peter Emmerson, Ian Fradgley, Mark Haselden, Richard Rose.

2) Minutes

The minutes of the meeting held on 27 March, 2014 were approved as a correct record.

3) Chairman's Report

The Acting Chairman, David Stephenson, reported as follows:

3.1 The various sections of the Plan are being reviewed in accordance with the Core Strategy as it exists.

3.2 The management team will attend an editorial day on 18 July to review all the policies. Content and continuity will be checked to make sure that the whole document makes sense and that it 'hangs together' across all the sections.

3.3 It is planned that a professional copy writer or journalist will be engaged to write the summary, which will succinctly précis the whole document and 'win over' those who would not choose to read the whole thing. It is hoped that Beryl

Downing will assist in writing the summary (Mark to approach Beryl).

- 3.4 The Plan will need to be enhanced using photographs. Andrew Dow confirmed that these have already been taken.
- 3.5 David Stephenson reported on his meeting with SDC officers, Fiona Blundell and Matthew Neil, who is taking over the responsibility for NDP's from Fiona. The purpose of the meeting was to find out how the NDP fits within the Core Strategy timetable.

David's report was tabled at the meeting and is circulated with these minutes as **Appendix 'A'**.

It was felt that there is every possibility that the chosen Gaydon/Lighthorne development may be subject to judicial review. Potentially, Cala Homes may challenge the decision making process resulting in the rejection of the proposed Long Marston development. Either scenario would result in delays and therefore, the timetable as detailed in Appendix 'A' is purely indicative and should be viewed as 'target dates'.

Neil Pearce commented that it does not necessarily follow that the NDP has to be examined in accordance with the timetable of the CS. If that has slippage, it doesn't automatically mean that the NDP would slip too.

- 3.6 The NDP is being written with the assumption that Gaydon/Lighthorne would proceed. It was questioned whether there should be a Plan 'B' Neighbourhood Plan, in case that development should fail, but it was felt to be too complicated to be concentrating on contingencies at this stage.
- 3.7 John Scampion advised that there needs to be substantive discussions with SDC about the Town Centre, together with more consultation with Stratforward in order to 'flush out any problems now'.
- 3.8 It was felt that having the pre-submission draft ready by August was perhaps optimistic, but if it is possible and there are not too many representations resulting from the pre-

submission draft, this may shorten the process and provide enough slack to fit in with the proposed timetable.

- 3.9 Generally, it was considered that the timetable should be viewed with caution and timings adjusted, if necessary, in accordance with the progress of the CS.

4) Work In Progress

4.1 **Housing and Design**

The management team has agreed that the Housing and Design section should be separated. The Housing section, attached as **Appendix 'B'** is relatively complete but the Design policies needs further work.

The Design section would cover the built environment. We already know SDC's views on how the NDP can influence good design, but the NDP team needs to engage with other planning review bodies.

4.2 **Infrastructure**

This has now been re-drafted and is currently in the process of being double-checked. An editorial meeting has been provisionally scheduled for the second week of June (Mark to confirm).

4.3 **Environment, Sustainability and Open Spaces**

Roger Matthews reported that he and Carol Cholerton have revised the Environment, Sustainability and Open Spaces section and this is now with the management group ahead of the 18 July discussion.

4.4 **Health & Wellbeing**

No update.

4.5 **Town Centre**

John Scampion advised that all the policies have been drafted and the editorial review will concentrate on sharpening the way they have been written. There have not been too many changes to the original, and members of the Steering Group were requested to review the new draft and send any comments to John. He confirmed that a meeting is being set up with SDC and Stratforward based on the revised document. The revised document is circulated with the Minutes as **Appendix 'C'**.

It is proposed to distinguish the policies into two categories:

- i) Land Use Policies – binding on the Planning Authority
- ii) Aspirational

John pointed out that aspirational policies are very different and are just that - 'aspirational', they cannot be enforced because they are dependent on the political will of those who would enforce them.

It was reported that retailers within Town Square are notifying the public of closure due to redevelopment and that the scheme which includes the cinema is now 'back on the table'. The NDP team has not been notified but it must be remembered that planning permission for the scheme which includes the cinema has already been approved.

John confirmed that the NDP policy clearly calls for an alternative design and that the document should persuade the developer to take a different approach. However, this is by no means binding. It will however, be the first thing on the agenda for the meeting with the CEO of SDC.

4.6 Town Centre Leadership

John Scampion drew attention to Policy 9A – 1a Implement Strategic Leadership Policy on page 2 of Appendix 'C'. This is again, an aspirational policy which will mean someone will have to do it, and someone will have to pay for it. This leads in to Policy 9A – 1b on page 2 of Appendix 'C'.

John questioned whether SDC is the right body to see it through, or whether STC as the sponsoring body would be better placed to take on this responsibility. Sarah and John had met to discuss this further and it was proposed and AGREED by the Steering Group that the Town Council should be approached for their views.

Another issue which will arise is what will happen to the aspirational policies when the NDP Steering Group Forum is no longer operational. Technically, it would appear to be the responsibility of SDC but perhaps STC has more of a vested interest.

A short debate ensued and will be taken further by the management team in consultation with the Town Council.

5) Update from the Planning Consultant

Neil had spoken earlier about the Tattenhall NDP which was subjected to judicial review. The report on the outcome is circulated with the Minutes as **Appendix 'D'**.

Neil confirmed that he had recently attended a meeting with Lepus Consulting. They have everything they require and are drafting the document which sets out the alternatives that have been considered *i.e. started here, changed it, omitted this, added that, and have come to this*. This chain of events has to be fully documented for the Examiner.

6) Public Participation

Two members of the public spoke briefly during the meeting and during Public Participation:

- Cllr Joan McFarlane commented on the Town Square issue, particularly with regard to the name and the bell.
- She also commented on the Long Marston Planning Decision, which had been unanimously supported by STC as the preferred option which was not followed through at SDC.
- Mr Richard Freer-Hewish, who has recently participated in the Town Transport Group meeting and is a member of the Cycle Forum, raised concern that the Plan has not demonstrated a vision for a transport mode within the town. This is the opportunity to provide a better transport system for this town over the next twenty years as little can be done if the authorities just concentrate on conventional motorized traffic schemes. Mr Freer-Hewish advised that he had drafted ideas on infrastructure for the Town Centre, and agreed to share this information with John Scampion.

The Acting Chairman declared the meeting closed at 8:00pm

Circulated with the Minutes:

Appendix 'A'- SDC Meeting notes and proposed target timetable for NDP

Appendix 'B'-NDP Housing Section v3

Appendix 'C'-NDP Town Centre

Appendix 'D' – Tattenhall Judicial Review Report