

Neighbourhood Plan Steering Group Meeting Tuesday 28 June 2016

Pavilion, Denstone College

Present

Jacquie Payne, Cavell Portman, Clive Keble, Pauline Dolan, David Brown, Bob Beaumont, Antony Whomersley, David Boden, Edward Edmonds

1. Apologies

Angela Snow, Emma Gerrard, Jenny Richardson.

2. Minutes of 12 April

Accepted as a true record.

3. Any changes to steering group contact details

None

4. Matters arising

a. Contact with village organisations. CP had spoken to the Tuesday Club on 7 June. BB had reported to the Village Hall Committee meeting on 9 May and DBod had spoken at the Village Hall lunch on 5 June. JP mentioned that progress was reported at all Parish Council meetings where some members of the public are present. A report of contacts up to the end of the consultation period to be provided to CK. **ACTION BB**

5. Review of public consultation responses and suggested amendments to the NP

Document circulated by CK. It was noted that the content will be incorporated into the Consultation Statement for Submission and that the other consultation background would be moved from the Policy Document to the Consultation Statement in due course.

Taking into account the high level of public support for the (vast) majority of Objectives and Policies, little or only detailed changes are necessary. Apart from SB1 there was between 87% and 100% agreement with the policies so again there is no requirement for change. Analysis of the results found very little adverse comments on All Saints, Oak Road and Vinewood Farm North. Discussion therefore concentrated on settlement boundary changes to enable 4 houses to be built at Vinewood Farm South. It was noted that few real alternatives exist and that a majority of people supported development in that location. It was noted that visitors to the exhibition were less concerned when given more information on the proposed height and size of the dwellings. A minimum distance from existing properties could be considered but might become the norm. Access through the farmstead could help and ownership of the property may change over the plan period. It was felt that traffic issues would be difficult to use as an argument against as functions/events at the College generated extra traffic and were outside the village's control. To sum up it was pointed out that none of the sites is ideal but there are no alternatives. There was agreement in principle to retain Vinewood Farm South but it was agreed that additional criteria could be included (spacing and potential supplementary access through the existing farm) in a revised policy.

In addition to the planning issues raised, the Parish Council will review comments from local residents and consider any non-planning issues. On a specific point, it was noted that a request for 'present occupants to have first refusal on sale of new properties to enable them to downsize' would require a special policy and generally applies to social not market housing.

The report was approved.

6. Review of statutory consultees responses and suggested amendments to the NP

Document circulated by CK. No comments had been received from JCB, Alton Towers and Denstone College. The SG then considered the responses from other Statutory Consultees and it was noted that although some detailed changes are needed these were very positive. Whilst SCC had raised some concerns about access to Vinewood Farm South and Oak Road during the process, their formal comments did not amount to an objection in principle to these sites. It was agreed to include a requirement in the policy for applicant/developers to submit a statement to show how any pedestrian safety issues can be addressed and how footpath and cycle access to each site can be maximised. A meeting had been held with SCC on 25 May regarding Highways matter. The outcome of this was a very detailed and accommodating response from SCC. JP thanked those SG members who had attended.

SCC comments on drainage, landscape and heritage were noted and welcomed and a number of minor additions will be made to the text/policies of the plan to reflect these.

The comments from ESBC were noted and welcome and a number of detailed changes will be made to the plan, but no in principle changes are needed.

It would be noted that drainage had raised no objections from the statutory consultees.

CK went through the responses and proposed actions/amendments some of which have been covered in 5 above. The report was approved.

7 Proposed programme for completion and submission of the NP

Document circulated by CK. Photographs of key views need to be taken from the right position and photos are also required of the non-designated heritage assets. To check for any missing and contact JR/DBro. **ACTION CK.** The local green spaces need to be justified. Information on usage which can be historic should be sent to BB for collation. **ACTION AII.** The detailed text of the amended Policy Document and drafts of the Consultation Statement and the Basic Conditions Statement will be considered at the SG meeting in August

A more 'glossy' document with additional photographs and formatting could be produced. After some discussion it was agreed a smaller abstract version with pictures would be more appropriate. Funding of £500/1k to be sought from A4A. **ACTION BB.**

The plan needs final approval by the Parish Council proposed to be 6 September. A newsletter would be produced around the same time. It would then go ESBC for the 6-week publicity period and examination. It is expected the Referendum will be early February. The report was approved.

8 Funding update and the time/resources needed to complete (7) above

BB had factored the proposed consultancy requirement into the financial forecast which suggested a funding gap of around £450. CK agreed to reduce the total number of days by one which would reduce this to a manageable amount. Revised figures to be produced.

ACTION BB/CK

9 Any other business

Denstone Show. It was pointed out that engagement with the public had finished however it was felt beneficial to have a presence. The stand would be based on blown up version of the newsletter and proposal maps.

10 Date of next meeting

Tuesday 16 August Denstone College

Meeting closed 8.46 pm