

## Neighbourhood Plan Working Party

Wednesday 2<sup>nd</sup> December 2015 at 7:00 PM

Cricklade Town Council Chamber

### Notes

Cllr Mark Clarke (Chairman ) MC	Phil Bowley (PB)	Lesley Cowley (LC)	Cllr John Coole(JC)
Cllr Bob Jones (RJ)	Duncan May (DTC)	Tim Russell (TR)	

Also in attendance: One Member of the public

#### 1) **Apologies for absence:**

T. Clements & Cllr R. Szybiak

#### 2) **To consider and approve notes from the meeting held on 18<sup>th</sup> November 2015.**

WP approved the notes held on 18<sup>th</sup> November 2015. One absentee WP member had been omitted this to be rectified and a line to be added in section 4; *The WP continued the discussion about nursing home provision in the relevant policies*.

#### 3) **To consider the action points from the above meeting where not a separate item on the Agenda.**

Nursing home provision was discussed briefly. This was continued with the next agenda item.

#### 4) **Continuing work on Draft Policies to include a review of the response by Henning Totz to the October policy discussion document.**

Henning Totz the Wiltshire Council Link Officer had read through the October policy discussion document and had given some thoughts on the WP policies.

##### Nursing Home

The WP feel Cricklade has a lot of evidence that it could satisfy a need for a nursing home.

Several companies have expressed a interest in supplying a nursing home and the NPWP only at its last meeting a presentation was given by a resident keen to pursue a nursing home option.

Points raised by the WP were:

- We have evidence from our consultation.
- Evidence that more elderly people in Cricklade than the national average
- Can land be raised for a nursing home at a cheaper price?
- Could we only acquire a nursing home through subsidised land?
- Nursing home could be built outside the boundary.

The WP to invite some developers to a NP meeting to discuss a nursing home in the Cricklade area. This idea to be discussed further at future meetings.

WC will have a list of nursing homes this should include Council owned and private.

**Action BJ**

Henning was sceptical in his comments about a referendum as a way of ascertaining community support for a development proposal that brought forward community benefit. He felt that the NP consultations should cover this option.

Members noted that there is nothing preventing developers funding their own referendum but had reservations about the independence of such an exercise.

#### Open spaces

Open space are an easier option for a community benefit than a nursing home. One developer has mentioned that they are willing to supply allotment or cemetery space as a community benefit. The WP are cautious about this and expressed the comments that any offer for a community benefit should be investigated carefully to make sure any offer is supplied as originally promised.

TR- National Planning Policy Framework (NPPF) mentions Local Green Space in paragraphs 75, 76 & 77 which explain that through neighbourhood plans communities should be able to identify for special protection green areas of special importance to them. This should enable communities to rule out new development in such areas except in very special circumstances. The WP noted that there might be some details on such areas from previous meetings.

#### **Action TR**

The process of evaluating the need for a Strategic Environmental Assessment (SEA) was discussed whether the WP can start the process or wait till a consultant is in place to ascertain with the consultant whether Cricklade NP will require a SEA. The final decision on the need for a SEA will be made by WC.

The latest table of draft policies which were last updated on 14<sup>th</sup> October 2015 to be sent to the WC Link officer for his comments.

#### **Action MC.**

#### **5) Update on the Project Plan**

The Project Plan is ongoing. RS who regularly updates the Project Plan will be available for the next NP meeting on 16<sup>th</sup> December 2015.

#### **6) Working with Alison Eardley**

MC . spoken to A E she is going to look at the documents the WP has sent her and she will come back to the WP and she has quoted for more work. She has been paid for the work she was contracted to do but the WP felt there were some areas that could have been completed more fully.

#### **Action MC**

#### **7) To Consider the appointment of external consultants**

The WP received a verbal report by MC on the appointment of external consultants. A firm from Swindon had been interviewed recently but were not considered suitable.

LC had done some research and as a result of this a consultant from a planning firm in Bristol has met with MC & TR. The consultant has worked as a Neighbourhood Planning Advisor and is a registered inspector of Neighbourhood Plans. She has provided a quote for the NPWP the price being for the production of a first draft, followed by an amended final version. These would be provided to the NPWP at a fixed rate. The consultant has also provided a list of other tasks she could assist with, for which the charge would be £400 per day. The consultant has also provided their CV to the WP.

The consultant is fully occupied on another project in December 2015 and has two weeks holiday booked in February. The Consultant stipulates they cannot provide maps or multi-printing. This is not seen as a major problem as the WP can arrange these tasks.

It has been agreed at the CTC Planning, Consultation & Transport Committee to employ a consultant and the WP has the authority to go ahead without referring back. The WP considered it worth inviting the Consultant to the next NPWP meeting on the 16<sup>th</sup> December 2015 to go through what has been achieved so far, and discuss any issues that may arise in the draft plan process.

After discussion it was AGREED to offer LB Planning the task of providing a draft Neighbourhood Plan at the price quoted. If the WP require any other tasks these will be reviewed and agreed if applicable at a later date.

It was noted that the NPWP are keen to move on with the draft plan.

It has been pointed out by a consultant the WP has approached that with the consultation on the Draft Plan the WP will have to respond to every enquiry to do with the plan.

#### **8) To Note the procedures for applying for further DCLG funding and decide the next steps.**

The application for further grant funding is being investigated and will be applied for by DTC. This is ongoing, but as the NP has AGREED the appointment of a consultant the grant application can be moved forward as the details of a consultant will have to be put on the application form for the grant.

#### **Action DTC**

#### **9) To receive an update on:**

a) **Nursing Home** : None

b) **Culverhay Steering Group** : No decision yet on Culverhay. The decision date was 2<sup>nd</sup> December 2015. BJ- The proposed site developer is building in Aston Keynes which is a neat and tidy site.

c) **Developer activity – Beechcroft (Purton Road)** . None at the time of this meeting.

**Stones Farm** – None

**Hannick Homes** . Cricklade Town Council's reply to WC's SHLAA enquiries about community benefits to be forwarded to Hannick Homes.

**Bloor Homes (Horsey Down)** – None

The owner of an area of land has approached the Council about a new development on The Forty. In accordance with standard policy, DTC has responded inviting him to address a PCT meeting.

e) **Dialogue with NEW-V NP** - It was agreed for the Chairman to e-mail NEW-V as there does need to be a written agreement of understanding with NEW-V regarding developments. The WP are concerned that if the housing allocation goes up Cricklade could be put in a difficult position.

#### **Action MC**

#### **10) Items for recommendation to the Planning, Conservation & Transport Committee**

The Chairman will update the Planning Committee with any developments when he gives his verbal report on 7<sup>th</sup> December 2015 at the next planning meeting.

**11) Any other business and items for future agenda**

Contact with the Swindon and Cricklade Railway was discussed as the WP has not received any answers from the letter which was sent on 1<sup>st</sup> July 2015 or replies to the messages left on the answerphone for Swindon and Cricklade Railway. The Chairman has instructed that Swindon and Cricklade can contact the NPWP if required.

The WP think putting an update in the Chronicle about the NP progress would be a good idea. This to be progressed next meeting.

Facebook CTC has a consultant coming in to upgrade the Council's Facebook page so it is runs properly as a business page. This is happening the week commencing 7<sup>th</sup> December 2015.

**12) Date of next meeting**

16<sup>th</sup> December 2015. Future dates agreed 13<sup>th</sup> January 2016, 27<sup>th</sup> January 2016 & 10<sup>th</sup> February 2016.

Meeting finished at 20:30 pm

Duncan May  
Deputy Town Clerk  
11<sup>th</sup> December 2015