

## Neighbourhood Plan Working Party

Wednesday 27th January 2016 at 5:00 PM

Cricklade Town Council Chambers

### Notes

Cllr Mark Clarke (Chairman ) MC	Cllr John Coole(JC)	Cllr Bob Jones (BJ)
Duncan May (DTC)	Tim Russell (TR)	Cllr Ruth Szybiak (RS)

**1) Apologies for absence:**

P.Bowley, T. Clements & L. Cowley

**2) To consider and approve notes from the meeting held on 13<sup>th</sup> January 2016**

Members approved the notes, though a query was raised about the action points as they were not clear. It was AGREED that because the WP would be going through the LB Planning Structure and Proposed Policies (Item 4) action points for the WP would arise from this.

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

TC to be contacted as to whether he still wants to be on the NPWP . **Action MC**

The care home enquiries being made by S.Lane need to be followed up. . **Action DTC**

**4) Work on the Structure and Proposed Policies following preliminary work by Liz Beth Planning**

The WP went through the document provided by Liz Beth:

**Introductory section – A short paragraph on the scope of the plan Action MC.**

### Business

B1) Statistics needed from the Action for Market Towns Survey

Policies needed on the quality of the shops, control of shops changing from retail to dwelling, retail to retail (which type of retail) and from business to retail.

B2) The retail area from St Mary's Church and Red Lion to the CTC offices . was protected in the North Wiltshire Plan 2011 and it is suggested that this defined area be retained.

B3) Free parking mentioned in Third Targeted Consultation Business notes from September 2015. No specific reference to short term parking required, it just needs to be free parking. This policy best dealt with in the Traffic & Transport section

B4) OK

B5) The view of the WP was that a general comment was needed in the plan saying that there is a need to increase employment in the town but not HGV traffic going through the town.

### Traffic & Transport

TT1) New residential developments must provide improved pedestrian and cycle routes to the town rather than the unsatisfactory current provision seen at Bumpy Lane by the cemetery, Saxon Close to Bath Road, Culverhay to the Leisure Centre and Church Walk . A map is required . **Action JC**

TT2) OK

TT3) Clarification of the 20MPH control needed (Limit not Zone). Areas are in need of traffic safety measures+rather than traffic calming+in Bath Road, Calcutt Street and Thames Lane.

Other Issues:

The NP needs a TT4 on HGV issues.

Take parking out of the Business section B3.

### **Look and Feel**

LAF 1) The conservation area and historic building and assets should continue to be protected by being identified as public assets . This should include the Museum and Thames Hall. A list to be made of the possible sites. **Action MC**

LAF 2) Community right to bid, letter on the system. **Action RS.**

LAF 3) Planning applications must provide good quality public open space which is clearly defined and accommodate the identified need for more play areas for younger and older children. . Local equipped areas for play, compare areas identified in the report previously submitted by David Tetlow with the (now adopted) Core Strategy . **Action BJ**

LAF4) Areas of Open space shown on the map . Plan and listed below will be protected and maintained as Open space. Support will only be given for development on existing public open spaces if equivalent alternative provision is made and funded elsewhere within the town. Suggest Bath Road play area specifically referenced

LAF 5) The following sites are designated as Local Green Space and development that does not enhance and protect the existing attributes that justify their designation will not be permitted. . just the one site to designate which is the field off Hallsfield (Reference CTC 42 in the Open Space Audit)

LAF 6): Sustrans cycleway 45 and Thames Path

The local and tourist benefits of the long distance cycle and pedestrian routes shown on map map are recognised, and development that enhances and promotes them and is consistent with other policies in this Plan will be encouraged.- The WP agree that it is important that the Sustrans Path follows its existing route . Other paths could support the Thames Path. Thames Path updates to be put on Facebook and Website.

LAF7) Allotments

New residential development of 10 dwellings or over will be required to provide land for allotments on the basis of a minimum of 50m2 for every 10 dwellings and proportionate to this standard above 10 dwellings. Provision may be off site but must be accessible and on suitable horticultural land. . The WP feel it is important the developer finds alternative land for the allotments NOT cash, a size for individual allotments to be decided.

### **Housing**

H1) The Settlement boundary shown on plan 5 . Sets a frame for development in the town. Beyond this boundary land has the status of Open Countryside as defined. . Clarify Open Countryside . This is explained in CP2 and CP51

H2) Proposals for new housing in Cricklade must be designed in a way that integrates them well with the existing town and path network. Good quality and appropriate design that responds to the character of Cricklade will be required which means:

- Providing shared facilities with connectivity to existing adjacent areas; not clear what these shared facilities are.
- The informal and varied nature of existing developments should be continued in new developments of significant size; - Improve or take the word significant, what does significant size mean? Replace with a mix of sizes and types? The WP AGREED for a need to be specific on this point.

New buildings should be designed to reflect the three dimensional qualities of traditional buildings was an attempt to try and ensure that buildings were not just a box with a porch or bay window bolted on

H3) OK

H4) Feedback including the Housing Needs Survey and the Town Plan highlight the need for affordable housing Statistic required - **Action PB**

H5) Sites larger than five new dwellings should be offered to people with a local connection for one month prior to being offered for general sale. For this purpose the definition of Local Connection is - has lived in Cricklade for 3 of the last 5 years and is currently living here, or whose parents or children are currently living in Cricklade and have at least 5 years continuous residency . Check out one month clause , six tests in NPPG and Check Homes4Wiltshire policy – **Action DTC**

H6) H6 has been deleted

H7) (See Malmesbury NP) . these standards are rather prescriptive. 1 bedroom normally means flats . is this meant? . No, the WP agreed it meant one bed accommodation such as flat over garage/coach houses style

H8) Housing for the elderly, to enable down-sizing see H7.

H9) OK

H10) Proposals for any development of more than one dwelling must submit confirmation from Thames Water that appropriate investigations have been undertaken, and agreement reached on the work necessary to accommodate the development, as part of the application for detailed planning consent.

Proposals for any development of more than ten dwellings must submit the same information as part of the application for outline planning consent.

In addition to the requirements of NPPF further requirements could be imposed at a local level known as the Local List but the one for Wiltshire which is now out of date, expired November 2015 . The WP agreed to ask WC link officer HT for an update.

H11) Same as H10.

H12) Nursing Home Provision

Support will be given for the development of a Nursing Home of a scale to suit local demand

that complies with other policies of the development plan. Where affordable provision for local need is to be provided, the residential care/nursing home may be considered as an exception housing site and located unobtrusively adjacent to the settlement boundary. . Problems encountered elsewhere by this approach whereby the scheme never comes forward on viability grounds but the principle or development means that it becomes difficult to resist future applications for housing consent. More research required.

#### **5) Consideration of the draft Third Public Consultation Report prepared by Alison Eardley**

The WP considered AE's report and commented that this will be e-mailed round again when a couple of typos have been amended.

The WP are concerned that we do not have satisfactory evidence on travellers and traveller sites. AE has given reasons for this in her report as we need to access and the report recognises deficiencies in this area. **Action MC** to contact HT about the traveller and gypsy section.

#### **6) Update on Project Plan**

The project plan has been updated to the same timeline as the grant application. This project plan is updated as the NP progresses. **Action RS**

#### **7) Update on the application for further DCLG funding**

The grant application has been approved we have yet to receive formal notification, when this is received and the Due Diligence process has been completed successfully the funds for the consultant will be paid to our designated bank account. **Action DTC**

#### **8) To receive an update on**

**a. Extra Care facility/Nursing Home** – None, there is an agenda action on this, item 3

**b. Culverhay Steering Group** – None

**c. Developer Activity-** Beechcroft Homes NP appeal has been sent to WC, PCT have sent their own appeal letter in.

Stones Farm - None

Hannick Homes . None

Bloor Homes . Sarah Foster (consultant) maintains

contact with DTC re-developments.

#### **Dialogue with NEW-V NP –**

None - to contact Chairman of the NEW . V group. **Action MC**

#### **8) Items for recommendation to the Planning Committee –**

None

#### **9) Any other Business and items for a future agenda -**

LB . plans to attend 2 more NPWP meetings

Dates of next meetings : 10<sup>th</sup> February, 24<sup>th</sup> February and 9<sup>th</sup> March 2016

**Meeting finished 18-55pm Duncan May ( DTC)**