

## Neighbourhood Plan Working Party

Thursday 24<sup>th</sup> March 2016 at 2:00 PM

Cricklade Town Council Chambers

### Notes

Cllr Mark Clarke (Chairman ) MC	Cllr John Coole (JC)	Lesley Cowley (LC)	Duncan May (DTC)
Tim Russell (TR)	Cllr Ruth Szybiak (RS)		

Also in Attendance Liz Beth (LB) LB Planning

#### 1) Apologies for absence:

P. Bowley, Cllr B Jones

#### 2) To consider and approve notes from the meeting held on 9<sup>th</sup> March 2016

The notes from 9<sup>th</sup> March were approved. LC- had not received the e-mail with MC's thoughts on the Canal and Railway **DTC to e-mail**

#### 3) Work on Draft Plan following the work by Liz Beth Planning

Due to time constraints agenda item 4 was brought forward to item 2

TR- Asked about the progress of the Screening process. This was sent off this week to WC, as the screen process should be completed mid . neighbourhood plan process.

LB- the response from WC should be back by the end of April.

Draft Screening report has been sent to three bodies. LB . Not thought that Cricklade needs a SEA ( Strategic Environmental Assessment) but this is being checked by the WC Linkworker.

The WP went through sections of the Draft Plan:

#### Introduction and Background

1.4 The Draft Plan may add residents who have contributed to the Draft Plan since the beginning and processes where the WP engaged with residents.

LB . writing a consultation document detailing the consultation process needs to be started ASAP, this needs to be a separate document. An agreed draft will form part of a 6 week consultation document. LB . to complete a policy and justification section for the Draft Plan.

1.52 MC- take out the word recent this was AGREED by the WP.

1.53 . Whether a SEA is needed will be decided by WC. This is a stand alone document.

#### Background

A lot of the background section's information has been sourced from the Town Plan. LB- recommended looking at the background sections of other plans produced locally, Malmesbury and Latton have produced very good local plans.

Photographs were discussed as these are an important part of the NP. Ideas of how to make sure the NP gets the best available photos were discussed which included asking keen local

photographers to help provide pictures. The WP has a budget which could be used for this. Firstly, though the NP needs to compose a list of sites which should be used for the NP.

LC- The museum might be able to supply details of a photographer.

TR- requested the photographs once taken could only be included in the electronic version of the Draft Plan once the Plan is finalised due to the memory space required for photos to sent electronically.

LB- To contact DTC if any more statistics about Cricklade from ONS are required.

## **Vision and Objectives**

LC . Most of the Vision and Objectives document comes from various consultations and meetings that were conducted for the NP. The document has also been presented at the annual Town Meeting.

The WP AGREED to take out the final point in Business ±The existing employment footprint should be retained to provide a mix of opportunities including hi-tech industriesq

TR- It is important in the Traffic and Transport section to emphasise the need to maintain the employment footprint in the Town with no increase of HGV traffic.

The WP AGREED the first bullet point should read ±The conservation area and historic buildings and assets should continue to be protected and enhancedq

## **Policy B1 The Primary A1 Retail Area**

The WP AGREED this policy needs working on.

The WP discussed the map for Cricklade's Primary Retail Area, this area which was supplied in a consultative document supplied by WC The WP expressed concern that we had received no notification of the consultation. LB explained the key code for the Primary Shopping Area A1 = Shops eg butchers, bakers etc, A2 = Banks, insurance. A3 = Restaurants, A4 = Drinking establishments, and A5 = Hot Food Takeaway. The WP AGREED to ask for this area to be extended slightly south along the High Street to include the barbers and Madam Blunt the fabric shop to Church Lane.

The WP Agreed that we need policies that promote A1 shopping outlets . The WP can extend the Primary Retail Area in the Draft Plan and have specific policies that will protect this area maybe with a percentage (60%) of buildings to used for retail in this area included in a policy mentioning Cricklade's vibrant shopping area. This to be part of a re-written Town Centre policy which could include a piece on tourism as well.

MC- commented that the map being used for the review is out of date and inaccurate; it does not show all the dwellings in the Town Centre this is important as it affects the overall percentages of residential to retail.

TR- The wording should mention properties that have retail frontage along the High Street and Calcutt Street. If percentages are not used the policies might lack definition. The WC Linkworker might have a view on this.

The NPWP will or should get a chance to comment when the Core Strategy review is formally consulted on. It is important that the WP find out who is leading on the review.

LB- B1 = Offices, B2 Industrial , and B3 = other on the map. Offices can change to residential and so important that the WP liaises with planning on the planning applications.

The WP discussed the Police Station this building is classed as Sui Generis (no specific use).

LB- to add justifications to B4, B5 & B6

TR- - Item 4.1 The section in brackets in 4.1 needs taking out. The Chamber of Commerce Chairman is currently Paul Sharp.

4.10 . AGREED to delete ~~Until~~ and unless an acceptable alternative route for traffic to this area is found, the community does not support any further expansion at Chelworth

**Policy B6** - which describes Chelworth Industrial Area its expansion and the heavy use of HGVs needs to be rewritten.

There are two separate issues in the Chelworth Industrial Area :

- HGV Traffic
- The open countryside and extensions to the commercial area.

Chelworth has haulage sites but these do not provide much employment to the Town as they are mainly for the storage of vehicles and trailers.

LB . Figures on the HGV traffic from Chelworth would be very useful as well as photographs. If these can sent to LB ASAP **action DTC**

### **Traffic and Transport**

4.12 Mentions a high number of off road paths for pedestrians this was queried by one of the WP but was AGREED as correct.

The WP NOTED that TT4 has been amalgamated into TT2 by LB. The use of the word ~~significantly~~ was thought to be useful for firming up the policy and should be kept in.

### **Look and Feel**

Allotments . There needs to be a policy for allotments. CTC's allotments are on a short lease, there is a waiting list. The WP AGREED the allotments should be included in the NP. The figures are needed for the allotments. **Action DTC.**

The Open spaces were discussed. LB . explained Public Open Space and the area 42 was discussed the Draft NP will have to state a good case for this area to be defined as a Public Open Space, this area is commonly known as the Stank, is crossed by the Thames Path and could be defined as a Wetland area.

It was AGREED not to put on the Local Open Space list the ancient monument, cemetery and churchyards.

The list of Green Spaces to be sent to LB. There to be more than just CTC Open Space 42 . **Action MC/DTC**

It was AGREED for play areas and Fairview Fields to be included as Public Open Space  
There is no need to put the monuments on as they are protected already under current legislation.

### **Canal & Railway**

The canal is mentioned in the WC scoping document (PR 40). And is on the proposed map.

The railway . proposes a station on its plan, the WP considered where would the railway station be placed- Pauls Croft ?

### **Community Assets**

The WP considered whether a local list needs to be drawn up . MC has drawn a draft local list up. It was AGREED the list needs redefining the churches should be included and the bank as this is the only bank in Cricklade so is vital for the economy of the town.

A sentence needs adding explain the list and the purpose of it for protecting the community facilities. **Action MC**

LB . confirmed a building can be on the local list and a community asset.

The WP need to decide whether this list to be added as an appendix or as a policy.

### **Settlement and Housing**

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

Housing Needs Survey from WC needs accessing for the NP. **Action DTC**

H5 . Local connection and strong communities -The local connection for private housing developments which the WP wants to include as a policy. It was NOTED that CTC set a precedent on this on the development at Stockham Gardens when it was built.

H7- Housing for the elderly - The WP are keen that if a development for the elderly is built it does not allow other developments in. The WP AGREED the policy as written in the Draft Plan is OK.

H9 . Water management- Planning authorities have local lists which are updated every two years. WC's last dated 2013 , but apparently this has been considered with no changes.

H10- The Greensquare Housing Association has conducted a Water management survey for the Culverhay Development. This will help the Draft NP as will have local information. Justification required . survey results re- flooding and photographs of previous flooding incidents

LB- The Draft Plan cannot stipulate a maximum number of dwellings. But, having a settlement boundary is the best way of getting the number of dwellings that the NPWP require.

MC- Chapters in the Draft NP can be re-arranged. The WP AGREED to put the chapters in the following order: 1<sup>st</sup> Housing, 2<sup>nd</sup> Traffic, 3<sup>rd</sup> Business and 4<sup>th</sup> Look and Feel.

**5) Update on the Project Plan**

This is ongoing, as actions to be sent to RS when completed

**6) To receive an update on:**

**a. Extra Care facility/Nursing Home** – SL has been liaising as a private individual with Bloor Homes regarding the nursing home. SL to update the NPWP at regular intervals.

**b. Culverhay Steering Group** – Discussions are ongoing with this development regarding S106 agreements. 20MPH speed limit has been referred to CTC PCT Committee to make a formal request to Community Area Transport Group regarding this.

**c. Developer Activity-** Beechcroft Homes . CTC has not received any notification of a appeal date for Beechcroft as yet. Appeal date might be set for May 2016.

Stones Farm . The NPWP AGREED to rename Stones Farm Phase 1 (planning permission obtained) Stones Farm Phase 1 Farmyard and Phase 2 (concept planning only) Greenfield.

Hannick Homes . None

Bloor Homes . See 6a.

d) Dialogue with NEW . V NP . Purton had withdrawn from NEW . V - **Action MC**

**7) Any Items to the Planning Committee**

Core Strategy Scoping Document . to the next PCT meeting on 18<sup>th</sup> April 2016.

**8) Any Other Business and Items for Future Agenda.**

- None

**9) Dates of next meeting**

13<sup>th</sup> April 2016 3pm & 3<sup>rd</sup> May at 3PM

LB . plans to attend 1 more meeting

Meeting finished 17.15 PM.

Duncan May  
Deputy Town Clerk  
6<sup>th</sup> April 2016.