

Neighbourhood Plan Working Group Wednesday 19th October 2016 at 3pm

Cricklade Town Council Chambers

Notes

Cllr Mark Clarke <i>Chairman</i> (MC)	Lesley Cowley (LC)	Tim Russell (TR)	Cllr Ruth Szybiak (RS)	Duncan May <i>CTC Deputy Town Clerk</i> (DTC)	Cllr Bob Jones (BJ)
--	-----------------------	---------------------	---------------------------	---	---------------------

1) Apologies for absence.

P. Bowley, N. Dixon, Cllrs C.Hodgson & J Coole

2) To consider and approve the notes from the last meeting

The Neighbourhood Plan Notes from 5th October and 7th October 2016 were approved by the WG.

3) To Consider the Action Points from the above meeting where not a separate item on the agenda.

The WG still need to ascertain whether the WC Linkworker can object to the Draft Plan.

4) Project Plan Update

Nothing to add to the project plan.

5) To Consider the Draft Plan in the light of the comments from HT and LB Planning with MC suggested amendments to v5.3

The WC Linkworker is not comfortable with policies H10 & H11 in the Draft Plan being included

H3- Take out 'significant sizes ' remove ' two storey' and add a principle of housing height. The visual impact of housing is important but not just on the entrance to Cricklade.

MC- Two paragraphs from H3 have been moved forward and a new sentence added.

The WG AGREED changes to H3.

BJ- If we leave a statement in this can be a negotiating point. The plan should include a list of what we want if we do not include at least in the text, these points might be ignored.

The consultations mentioned the importance of good design.

H4 - MC - this links the policy to evidence. The WG AGREED the last sentence was now redundant

An issue with 60% of homes should be terraced or semi-detached, where does this figure come from. There is no evidence for the 60% figure .

Sentence should read in favour of smaller dwellings of 1, 2 or 3 bedroom size.

H5 - Replace 5 dwellings with 10 . So developments of 10 or more dwellings should provide 40% affordable homes as stated in Core Strategy.

H6- Local connection policy should be for market housing not social housing. WC's policy is for social housing. This policy might not be enforceable or practical to implement, but is desirable.

H7- A lot of this is in CP 46

WG AGREED to take out the sentence; 'intensive care options will be supported ... '
The Linkworker objected to the bullet points in this section so they are to be removed.
The Draft Plan is referring to a 'care aware' design.

H9- The Plan should mention parking should be adjacent to the dwellings. This should be all parking not just visitors.

The Linkworker questioned the use of the word gravel. The plan should specify not gravel but a hard material which is low maintenance.

4.1.16 - Add 'Storm water tanks' to this section.

Concern that the document does not cover surface water. Surface water damage is the responsibility of the Environment Agency .

H11- Change Thames Water to Environment Agency or change to appropriate authorities .

CTC has evidence that flooding is a major concern of residents. So if WC objects we can challenge.

Air pollution - No evidence that air pollution is high in Cricklade. Statistics from the pollution count are needed.

Action BJ

If pollution not high this could lead to more HGVs and including OK statistics on air pollution could have the reverse effect that the required one.

TT1- The WG expressed concern this section was badly written .

MC- This section should just capture the HGV part.

B4- Leave in the word significant here, as is appropriate.

4.3.9 - HT is asking for more evidence of accommodation required at the lower end of the market. There are no B&Bs in Cricklade only a guest house at Chelworth. Lots of enquiries for B&B accommodation made at the Tourist Information Centre (TIP).

4.4.1 - Play Space, this requires clarifying.

LAF2- Allotments , How many people are on the waiting list?

Action MC/DTC

LAF3- The question of ongoing maintenance and upkeep of open space provided by developers. The Plan should specify who is responsible for maintaining such land. The developer should make financial arrangements to ensure there are provisions for this.
BJ- When we see the application CTC needs to ensure arrangements are within.

LAF4- Technical point , this policy argues the possibility of development on these sites so should be taken out.

MC- This policy was inserted for Field A and more justification has been put in.

LAF 6 - The canal section has been altered.

The WG were keen once the changes have been made, the plan should proceed.

The maps are not yet quite suitable and a few tweaks are required. A suitable map of Chelworth is being sourced. The problem with Chelworth the site is in a constant state of flux with building being added and taken away.

The plan should be e-mailed round the WG especially for the benefit of members who are absent.

6) To NOTE the Wiltshire Council Planning Application Validation Checklist.

The WG NOTED the checklist, no comments or points raised.

7) To discuss and consider the arrangements for the Reg14 consultation process including:

- **consider the first draft flyer for distribution to residents.**

The flyer was considered, it needs to be on A5 paper . Details of who to contact and dates need to be a larger font size and put in white print.

The WG AGREED this change and AGREED to fund the flyer.

- **consider the proposed response form , Based on Highworth (attached)**

Highworth consultation document was considered, members AGREED positive comments are welcome but constructive points would be more helpful.

Members AGREED for a tick box to be included to tick if all policies agreed to by residents in principle, this would save residents time and help feedback evidence.

The WG AGREED to pay the Scouts (via their Scout Leader) £300 to deliver the flyer in the town, this is expected to take the scouts one week to deliver in total. The harder to reach residents to be delivered by Royal Mail.

The WG discussed dates for the consultation, these were AGREED as consultation starts 14th November 2016. The Draft Plan to be available from the 7th November 2016 via the website.

Consultation to last till 26th December 2016 , but this should be clarified by LB Planning as if the consultation can go on a while longer than 6 weeks this might be advantageous as to have a consultation over the Christmas period is not seen as ideal.

Action MC- to contact LB Planning.

Drop in dates- the drop in to be held at the Council Offices on 28th November at 7pm & Sat 10th December 10am -1pm.

DTC- No Officer cover at the weekend.

8) To Receive an Update on:

a) **Extra care facility/nursing home** - Hannick Homes presented their planning proposal to PCT on 17th October this includes a nursing home in a one acre plot in The Forty.

b) **Culverhay Steering Group** - archeological dig has started, some residents have moved out, an area of the site being cleared for development but still no formal planning permission.

c) Developer Activity -

Beechcroft (Purton Road) None.

Bloor Homes - none

Stones Farm Phase 1 (Farmyard) and 2 (Greenfield) - Farmyard on the market for £2m

Hannick Homes- Presented their planning for development at The Forty and The Fiddle this will include a nursing home, allotments and parking. The dwellings proposed will fund the other developments otherwise not a economic proposal. Hannick Homes are preparing a public consultation on their proposal.

9) Any Recommendations to the Planning Committee -

None

10) Any Other Business and Items for a Future Agenda

None

11) Agree Dates and Times of Future Working Group Meetings.

The WG AGREED no meeting before the drop ins, dates in January -February to be sent out via Doodle.

Meeting ended 17.05 pm

Duncan May

4th November 2016