

# **CLAVERDON NEIGHBOURHOOD PLAN GROUP**

## *Minutes of Group Meeting 28<sup>th</sup> November 2016 - Draft*

**Present :-** Mr. J. Cronin (Chairman) : Mesdames. Lorna Perkins : Anne Marshall : Messrs. Dan. O'Donnell : Andrew Williams : Councillors Tony Rodger : Hazel Spiers: Nick Dargan : John Horner.

**Apologies :** Apologies were recorded from David Middleton, Neil Pearce, Paul Thompson, Barry Cleverdon and Charlie Waterworth.

### **1 Welcome to new members.**

**1.1** The Chairman said that whilst both Barry Cleverdon and Paul Thompson have agreed to join the group and were hoping to attend this evening, in the event, neither was able to do so due to other commitments. It is hoped that they will be able to come to the next meeting.

### **2 Minutes of the last meeting.**

**2.1** On the proposal of the Chairman and with all in favour, the minutes of the Neighbourhood Plan meeting held on 3<sup>rd</sup> October 2016 as circulated as draft 7, with the agenda.

### **3 Skeleton Neighbourhood Plan**

**3.1** Neil Pierce has provided a skeleton template, with suggested wording in some of the sections, based on the Policy proposals circulated following the October meeting. A copy has been circulated to all Group Members and all sections should now commence to review entries in the document and adapt /add Policy Objectives in to the relevant sections. Maps for the housing areas in The Village have also been circulated.

### **4 Policy Objectives**

The Policy Groups are putting forward proposals for Policy Objectives to be included in the various sections in the Neighbourhood Plan. Discussion on these raised the following points

#### **4.1 Housing**

**4.1.1** It was noted that whilst the majority view expressed in the returned questionnaires was that there should be no more building in The Village, any policies within the neighbourhood plan have to be in line with the requirements of the NPPF and SDC Core Strategy.

**4.1.2** It was suggested that there should be a policy regarding whether any new building should be permitted outside of the immediate village area, (e.g. Kington Lane : Lye Green : Yarningale Common) the question raised as to whether a boundary needs to be specified within the Neighbourhood Plan. It was pointed out that there are undoubtedly areas (some being Brown Field) where houses could conveniently be built and allowance for this should be made.

**4.1.3** This led to the wider discussion of whether there should be an identified boundary, but it was concluded that if it were not determined by the village then one would be imposed by The District Council.

**4.1.4** It was commented that the suggestion has been heard that only bungalows should be considered for new build within The Village. Clearly this is not acceptable and any policy within a Neighbourhood Plan document must allow for multi-storey houses as well as bungalows and include supporting conversion of existing bungalows to multi-storey houses. This was agreed.

- 4.1.5 *With Reference to page 8 in the draft Neighbourhood Plan circulated, where 'local connection' is quoted as being the qualification criteria for Social / Affordable Housing, the question was asked as to who governs the granting of such properties. Councillor Horner said that it is down to the Local Authority and went on to add that as there is a Claverdon Community Land Trust in existence, aiming at being the local provider of affordable housing, there should be a reference to it within the Neighbourhood Plan.*
- 4.1.6 *It was noted that within the Neighbourhood Plan document the use of variants of the word 'enabling' in housing policies should be avoided, as its use is likely to be picked up by some Developers and used as a lever in pursuing housing development on a scale greater than would be wanted.*
- 4.1.7 *The chairman said that housing group should continue with the working up the policies and should stick using the NPPF as the base reference.*
- 4.2 *Green Spaces.*
- 4.2.1 *It was agreed that the list of Green Spaces that has been circulated should be accepted, although it was noted that some of the areas are private land and, as such, it will be necessary to obtain the owner's permission to include them.*
- 4.2.2 *During the course of further discussion, it was suggested that there could be still further places to add, The Kington Lane Woodland (Tattle Bank) and the network of footpaths around The Village.*
- 4.2.3 *The group is to requested to further consider whether the list needs added to, or reducing and include in the explanation section that the fact of having the open spaces is a factor in attracting visitors and which brings welcome commerce in to The Village.*
- 4.3 *Infrastructure (Local Economy / Business / Utilities / Renewable Energy)*
- 4.3.1 *Regarding the Employment Section of the circulated Neighbourhood Plan Draft, Councillor Rodger commented that the Section E1 does not adequately cover expansion of the existing sites.*
- 4.3.2 *Councillor Horner suggested that there is no reference to new building required in the home working section.*
- 4.3.3 *The group looking at this section is requested to look at this whole section and come back with recommendations on how it should be further developed.*
- 4.4 *Leisure Activities*
- 4.4.1 *The question was posed as to what The Group see as the aspiration to get children out of their houses and away from social activity being mainly through electronic means (Computer / Smart 'Phone Etc.) The answer suggested was that maximum use of the existing sporting facilities and expand their use. This was agreed, noting that action is already under way looking at improving the Pavilion, getting car parking and refurbishing the Playgrounds on the Recreation Field.*
- 4.5 *Aspirations*
- 4.5.1 *Councillor Roger said that when Junction 16 of the M40 was constructed, allowance was made for access to be included in both directions, although only that for the northerly direction opened. Opening up that for the southerly direction would undoubtedly help Claverdon as there is a large flow through The Village to access the motorway at junction 15. He suggested that this should be amongst the aspirations to achieve for the group and this was agreed by all.*
- 4.5.2 *The Chairman said that all sections should give some consideration to aspirations as to what could be achieved and add them in to the relevant sections in the Neighbourhood Plan.*
- 4.5.3 *There is a 'Future Vision' section to be considered and The Chairman said that he will look at this. It was noted that there is a good deal of information that could be used as a basis for this in the Parish Plan.*
- 5 **Budget**  
*This section not discussed as Councillor Lawton was unfortunately delayed at another meeting and did not manage to get to this Neighbourhood Plan meeting.*
- 6 **Future Meeting Dates**  
*Meetings dates proposed for the next six months are 9<sup>th</sup> January : 13<sup>th</sup> February : 3<sup>rd</sup> April : 15<sup>th</sup> May : 10<sup>th</sup> July.*