

# **CLAVERDON NEIGHBOURHOOD PLAN GROUP**

## *Minutes of Group Meeting 25<sup>th</sup> July 2016*

**Present :** Mr. John Cronin (Chairman) : Councillors Simon Lawton : David Middleton : Hazel Spiers :  
'Tony Rodger  
Mrs. Anne Marshall : Messrs. Andy Williams : Dan O'Donnell  
Mr. Neil Pearce – Avon Planning Services.

### **1 Fire Procedures**

1.1 The Chairman reminded everyone of the safety precautions for the building, noting in particular the exit routes in the event of a fire.

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

2.1 On the proposal of The Chairman and, with all in favour, the minutes of the meeting held on 18<sup>th</sup> May 2015 as circulated with the agenda for this evening's meeting, were approved.

### **3 Governance – Register of Interests.**

3.1 The Chairman reminded members of the requirement to have on record a Register of Interests for each member of the Group, adding that he had recently submitted his own. Members agreed that they would do this, although it is not needed for members of the council as there is already one on record for them lodged with SDC.

### **4 Chairman – update**

4.1 The Chairman said that the SDC had carried out an analysis of the returned questionnaires and issued a summary, which had been circulated to all. He requested that this, along with the minutes of Group Meetings should be posted on the website and confirmed that the web address is [www.claverdonvillage.co.uk](http://www.claverdonvillage.co.uk)

4.2 The returns from the questionnaire were summarised in the circulated agenda (Posted on website) and The Chairman noted their principle points as :-

4.2.1 On Housing there is a resistance to anything other than small numbers of infill development, a majority view that there are sufficient specialist homes and more or less even feeling about the requirement for Affordable Homes in the 2-3 bedroom category.

4.2.2 Almost every response says that Green Belt, walks and Footpaths should be preserved.

4.2.3 On Business in The Village, the view is that there is sufficient employment

4.2.4 The large majority feel that there are already sufficient sporting facilities and that the pavilion on the Recreation Field should be improved, together with making more car parking facilities available.

4.2.5 Renewable energy is favoured by a relatively small majority with Solar being the preferred option.

### **5 Committee Views on the returns.**

5.1 Neil Pierce noted that

5.1.1 There had been a very satisfactory level of returned questionnaires, with a good analysis carried out by SDC.

5.1.2 The points picked out in The Chairman's summary would give a good framework from which to develop policies to go in to the Neighbourhood Plan.

5.1.3 The issue about infill development is a significant pointer, not to be overlooked.

5.1.4 Provisos should be included in the wording of policies as they are developed.

- 5.2 *In the course of general discussion the following points came out – that we should follow the wishes of what people had indicated in the returned questionnaire. The Team role is to implement policies as to these replies and not include deviations or what we personally think*
- 5.2.1 *On housing, the view was expressed that there is, in fact, a greater need for affordable low cost starter homes (questionnaire reply 69% said that there is enough specialist housing) and, that policies in this area should be developed. Related to this and with reference to the sports issue, Neil Pearce pointed out that The Snitterfield Plan has a policy which sets out to develop housing on an old and dilapidated sports pavilion site and use financing from this to make a new sports facility of another site, thus covering two needs in one.*
- 5.2.2 *It was asked whether the various walks and public footpaths around The Village could be protected. Neil Pearce thought not, but said that a check list should be made of reasons for making areas in to a designated Green Space and all such in The Village should be noted and recorded as, under the NPPF, this would give security much as applies in the case for Green Belt. It was agreed that The Green, Lye Green and, the Recreation Ground should be listed.*
- 5.2.3 *On Business, it was suggested that the perception of what was being envisaged by the Questionnaire Returnees was shops and or industrial activity and, a significant expansion in these areas was not wanted. In fact there is a fair amount of ‘work from home’ type activity nowadays which is likely to go on increasing and policies to support this would need to be covered in a Neighbourhood Plan.*
- 5.2.4 *As regards infill development, it was pointed out that whilst this related to being within The Village Boundary, thus limiting the area in which it can happen. It was agreed, none the less, that the boundary should remain as it stands in the Claverdon Parish Plan 2012 page 8 & 14*
- 5.2.5 *Councillor Rodger said that including traffic calming measures should be included and questioned whether the possibility of the Claverdon Bypass should be resurrected. From the survey Vehicle activated speed limit reminders and lowering the speed limit, received the best scores with an average mean score of 2.69 and 2.76 respectively Neil Pearce said that Luddington Village had included a bypass requirement, but warned that it should be carefully questioned whether, with the disruption that this would cause, this is really what is wanted. It was further pointed out that in response to Highways questions this was not something that the majority of residents asked for. 61% said no roundabout. Majority stating no realignment of Junctions, no to creating of a one-way system and no to any other changes. In other words residents are not keen on any major highways project alterations*
- 6 *The ensuing discussion incorporated items 6 and 7 on the circulated agenda.*
- 6.1 *Asked what the next stage should be, Neil Pearce said that small groups should start the process of developing policies from the returned questionnaires. The point was raised that with everyone here never having had any involvement in writing such a document at this, it is difficult to know to actually go about the task. NP responded that if appropriate bullet points were put down for him, he will put them in to appropriate context.*
- 6.2 *Following further discussion it was agreed that sub groups as follows be set up with suggested membership of -*
- 6.2.1 *Housing - Simon Lawton : Daniel O'Donnell : David Middleton with CCLA representative to be approached.*
- 6.2.2 *Green Spaces – Anne Marshall : Lorna Perkins and David Phillips to be approached*
- 6.2.3 *Local Economy/Business – Nick Dargan : with John Horner and Joy Bacon to be approached.*
- 6.2.4 *Leisure, Recreation and Amenities – Hazel Spiers : Andy Williams. Charlie Waterworth to be approached and input from School, Ardencote and Tennis Club to be sought.*

- 6.2.5 *Renewable Energy/Utilities – Tony Rodger : Input through CLASP*
- 6.3 *The question was asked whether we have the right to put forward proposals for housing in designated areas owned by others, to which Mr. Pearce said that it ultimately comes down to the Examiner, but noted that in the Little Kineton Plan there was an area designated, with the owner's consent, but the housing examiner had it taken out. This was appealed and re-instated. Further discussed there is little point putting housing proposals forward without the consent of land owners*
- 6.4 *Mr. Williams said that he had concerns about Government changing the rules on Green Belt and how this could affect things and Mr. Pearce said that whilst the Green Belt Review will be looking at ways of dealing with the Birmingham Overspill problems, this is not likely to affect areas such as Claverdon. However care will have to be taken with how policies are written.*
- 6.5 *Councillor Spiers asked whether it is permissible to include suggestions in policies which haven't specifically come out of the Questionnaire responses. Mr. Pearce answered that such things can go in as it all is subject to go back to The Village again before the final referendum and added, there will have to be a statement at the end giving sources for the proposals.*
- 6.6 *Councillor Lawton suggested that Community Assets (e.g. The Red Lion Pub) should be nominated as areas not acceptable for housing development. Mr. Pearce said that Wootton Wawen have listed all of their assets and when questioned, qualified this saying that whilst footpaths cannot be classified as Community Assets, Rights of Way can be called to be preserved.*
- 6.7 *Councillor Rodger questioned whether a Road Safety Plan can be included. This was answered that only if it was land based changes that are required.*
- 6.8 *The Chairman asked how we should deal with the fact the a large proportion of the questionnaires returned said that there should be no further business development in The Village. This led to some discussion as to what comprises Business Activity, and how many small businesses (for example Livery Stables) there already are. It was concluded that there should be an area allowed for some development of this sort in The Plan.*
- 7 *Date of Next Meeting.*  
*The date of the next meeting was agreed as being on 26<sup>th</sup> September and thereafter at six week intervals. In the interim e-mail exchange of thoughts and proposals for inclusion in policies etc. to be undertaken.*

*Subsequent to the meeting there was an exchange of e-mails which finally agreed a change of date to 3<sup>rd</sup> October 2016.*