

## **CLAVERDON NEIGHBOURHOOD PLAN GROUP**

### *Minutes of Neighbourhood Plan Group Meeting 30th July 2018*

*Present:* John Cronin (Chairman) Lorna Perkins, Andrew Williams, Councillor Hazel Spiers, Neil Pearce

#### **Apologies.**

*Apologies were received from Councillor Nick Dargan, Dan O'Donnell, Tony Rodger, Councillor Simon Lawton, Councilor David Middleton, Charlie Waterworth & County Councillor John Horner*

1. **Chairman of the Meeting** – John Cronin being present at the Meeting took the Chair.
2. **Last Minutes** – The Minutes of the Meeting held on 16<sup>th</sup> July 2018 were considered and The Chairman proposed that they be accepted. This was seconded by Laura Perkins & Andrew Williams. The Minutes from the Meeting of 9<sup>th</sup> July 2018 were not considered, and the next Meeting will consider those Minutes and record approval or otherwise.
3. **Local Green Spaces (LGS)**– Neil Pearce explained that the LGS's were all within the Green Belt and therefore had protection under the Green Belt planning policy which had remained relatively unchanged for 40 years. It is the most restrictive policy for building and very special circumstances must exist before building is permitted. The steering group highlighted their concern that Green Belt policy and/or areas designated as Green Belt may change. Neil explained that SDC, as the Planning Authority, had not considered the Green Belt Policy as part of the core strategy review because they had enough land for proposed housing outside of Green Belt. Having said this, a review can be done at any time, but consideration has to be given to the fact that Claverdon is washed over with Green Belt as opposed to being within areas of greenbelt. David Williams asked Neil whether he could think of a reason for the area designated as Green Belt to be changed at all. The only matter that came to mind, if there was a need, is local affordable housing, which is allowed in the greenbelt. Hazel Spiers enquired whether a tennis court could be developed in the greenbelt if there was a need. Neil confirmed that under NPPF S145 &6 appropriate outdoor sporting or recreation facilities is permitted within Green Belt. Neil also explained that where a landowner objected to the LGS, the Examiner was likely to remove the LGS and furthermore, it is SDC who defend the inclusion of an LGS against the Examiner. In short, to consider retaining LGS's where the landowners & SDC objected would just result in the Examiner removing the content on an uncontested basis in any event. The Meeting proceeded to consider the LGS's required to be removed by SDC-
4. **CLAV1** – Yarningale Common. SDC have highlighted that it does not fit the criteria as it is an "extensive tract of land". The policy does not provide the assessment for "extensive" , but considering its size in comparison to Claverdon, Neil believes that it cannot be justified as a LGS. The Meeting noted that the site is a designated Local Wildlife Site and that along with being greenbelt and owned by the Parish Council afforded it protection beyond being classified as an LGS. The Meeting agreed to remove Yarningale Common as an LGS but agreed to consider noting it benefits elsewhere in the Neighbourhood Plan. ([Action Point – Neighbourhood Plan Steering Group](#) )
5. **CLAV6** – Neil advised that the SDC comment relating to public access was irrelevant as it was not a criterion by which an LGS was judged. CLAV 6 is a site where the Landowner has

objected and that the site is greenbelt. The Meeting considered the merits of the site and the subsequent responses received and decided that it should be removed.

6. **CLAV7** – The site is close to CLAV6 and it could be highlighted that it is part of the same LGS and has been split. Again, the Landowner has objected, and their objection is noted in the SDC response. Neil explained that the same greenbelt policy relates to CLAV 7 as it does for CLAV6. In addition, Laura reminded the Meeting that Robert Lees had had a communication from the Landowner expressing surprise at the site being an LGS as she had been approached by 2 Councillors in respect of affordable housing at the site. The Meeting considered the merits of the site as an LGS and agreed to remove it.
7. **CLAV8**. The Chairman advised that in conjunction with Robert Lees, the owner had already been advised that the site would be removed as an LGS from the Neighbourhood Plan. The Meeting agreed to remove CLAV8
8. **CLAV9**. The SDC comment requiring removal of this LGS reads exactly as previous assessments they want removed. SDC have not taken into consideration the medieval assessment for the site. Laura agreed to review her work that supported this site as an LGS. The Meeting agreed to preserve this as an LGS until they have assessed the work already done and can justify retaining the site as an LGS.
9. **CLAV10** – The Meeting considered the recent events which have led to a gate being installed to prevent access to the Boys Club Field (now called Ambition) and decided that the site should remain an LGS. This is supported by SDC.
10. **Farms**. A list of farms was circulated to assess whether they should be included. The Meeting decided to remove the names associated with the Farms and just place the details into a suitable paragraph which suggests that these are just a sample of the farms in Claverdon.
11. **Flooding**. Neil recommended that it is highlighted that the flooding experienced is pluvial flooding and not fluvial and this should satisfy SDC.
12. **Page 7** – para 4.2. To retain the eco home at Hercules Farm on the list of new market homes, the planning application number needs to be placed against the number shown.
13. **Page 7**- para4.3. Neil to provide the wording to replace this paragraph- [Action Neil P](#)
14. **NPPF** – Neil to check all references to the NPPF in the Neighbourhood Plan as sections have been reviewed and changed. [Neil P action](#).
15. **Changes to Neighbourhood Plan**. Neil provided various changes to be made under P8, para4.10, Page 9 – figure 2 – Neil P has the adjusted maps and has emailed to MK., P12 – para4.20 adjustments recorded, P15 -Policy E2, P18- NE1 & 6.3 and Figure 3 title amendments,
16. **SDC's assessment that Neighbourhood Plan is not following existing site boundaries when designating the Village Boundary.** The Meeting considered the sites affected -
  - The school playing field has been included within the boundary – The Meeting assessed this and decided that it should remain within the Village Boundary.
  - The paddock/scrubland to the south of the school playing field has been included. The Meeting assessed this and decided that it should be excluded from within the Village boundary.
  - The residential garden associated with “Beechwood Ridge” has been excluded. The Meeting considered the matter and decided not to split the site and that the house and the garden should be outside of the Village Boundary.
  - Non-residential land located at the rear of the properties “Elm Cottage “& “Meadow Cottage”. The Meeting agreed that this should be excluded and agreed with SDC.

- The car park and hard standing associated with the Red Lion Public House has been excluded. The Meeting assessed this and decided that it should remain within the Village Boundary along with the public house.
- The residential property known as “Swallows Nest” and its entire curtilage has been excluded. The Meeting considered this and decided it should reside within the Village Boundary.
- In examining the Village Boundary map, the Meeting also decided to (a) include the garden of Crown Farm and to (b) exclude Angar Wood from the Village Boundary.

Neil P to submit the changes to SDC to secure a revised Village Boundary map

17. **Figure 3 Valued Landscapes and Views** Figure 3 needs to be annotated back to the landscapes photos and each given a number as well as a letter. [Action Steering Group](#)
18. **Policy NE3 – page 24** – Change when LGS’s are removed.
19. **New LGS map needed** when CLAV9 resolved.
20. **Changes to Neighbourhood Plan.** Many of the approved changes have been made to the word document on a “track changes” basis. When the remaining ones have been completed, the revised draft will be issued for review. [Action MK & Tony Rodger](#)
21. **Timetable of events to conclude** – The Consultation Statement is a file of documents that have emanated from the Neighbourhood Plan process and which must be [compiled by the Neighbourhood Plan Steering Group \(action\)](#) . Attached is the revised timetable.
22. **Date of the next Meeting** – Due to holiday arrangements the meeting proposed that the Steering Group meet in early September. MK to circulate proposed dates for approval.

## Claverdon Neighbourhood Plan Project Timetable

Task	Who	Task Duration (weeks)		Target Date
		Best	Worst	
<b>Stage 3 - Pre-Submission Version</b>				
Alternatives evidence for SEA (optional)	APS/Other	4	6	N/A
Health check review of draft NP	APS/LPA	2	4	✓
Statutory consultation of pre-submission version	QB	6	7	✓
Analysis, summary and tabulation of consultation responses	QB/LPA	3	4	✓
Amendments and modifications to pre-submission version	APS	4	6	Aug-18
Targeted consultation (if required)	QB	6	7	N/A
Draft SEA for approval (if required)	Other	4	6	N/A
Basic Conditions Statement (required)	APS	2	3	Sept-18
Consultation Statement (required)	QB/APS	2	3	Sept-18
<b>Stage 4 - Submission Version</b>				

Submit NP to LPA (with Submission Statement)	QB/APS	1	1	Oct-18
Legal and process checks	LPA	1	2	Oct-18
Statutory consultation period	LPA	6	7	Oct-Nov-18
Appointment of examiner	LPA/QB	2	3	Oct-18
Analysis, summary and tabulation of public consultation responses	LPA/QB	2	4	Dec-18
Submission of NP to examiner	LPA	1	1	Dec-18
<b>Stage 5 - Examination</b>				
Examination (written or hearing)	EX	3	5	Jan-19
Receipt of examiners report for fact check purposes	LPA/APS	1	1	Feb-19
Receipt and publication of examiners report	EX	1	1	Feb-19
Post examination modifications	ALL	4	6	Mar-19
Consultation on major changes (if required)	QB	6	7	
<b>Stage 6 - Referendum</b>				
Submission of Referendum Version of the NP	QB/LPA	1	1	Apr-19
Statutory publication of arrangements for referendum include date	LPA	6	7	Apr-19
Referendum	LPA	1	1	May-19
Consideration and adoption by LPA Cabinet/Full Council	LPA	4	6	Jun-19
Plan is 'Made'	LPA	1	1	Jul-19

**Updated - 31 July 2018**

NP = Neighbourhood Plan  
LPA = Local Planning Authority  
QB = Qualifying Body  
APS = Avon Planning Services

EX = Examiner

SEA = Strategic Environmental Assessment