

Brigstock Neighbourhood Planning Sub-Committee

Meeting Number	34
Date Of Meeting:	29 th September 2016
Location:	Brigstock Village Hall
Purpose Of Meeting:	Committee meeting
Minutes Prepared By:	Nigel Schofield
Date & Location Of Next Meetings:	Tuesday 11 th October, 7.30pm. 2016 Brigstock Village Hall meeting room
Attendees:	M D Smith, M Smith, S Wilks, C Wilkinson, C Allen (Chair), N Schofield, S Brown, R Fincher, L Spencer
To be notified	Mike Burton– ENC Planning. Colin Wilkinson - Consultant
Copies to:	Committee members, Parish Councillors plus Website and those expressing an interest

Item No	Subject
34.01	Public Forum
	No members of the public present
34.02	<u>Apologies</u>
	N Searle, J Leach
34.03	Declaration of interests
	CA and LS declared an interest regarding the specific issue of site selection and the land at the rear of Woodyard Close. With the absence of N Searle to advise regarding this matter C Wilkinson agreed to provide guidance at the appropriate time during the meeting.
34.04	Minutes of the previous meeting (33)
	They were approved and signed as a true record of the meeting
34.05	Outstanding Actions
34.05.01	CA had not invited the School Governors to the meeting. Post meeting a response had been received from the Chair of Governors. Communication with the County Council would followed up by C Wilkinson.
34.05.02	Malcolm Smith, S Wilks and C Allen had met to discuss the open space reviews, four had been completed, The Park, Meadow, Benefield Road Allotments and the Rectory Paddock. The reviews has been circulated by CA to committee members. The Cemetery, Play Area at the rear of Lyvden Road and the land between Stanion Road and Harpers Brook. NS felt that the Stanion Road/Harpers Brook should be reviewed, a debate took place and it was agreed that NS/CA would undertake the review.
34.05.03	CA took the committee members through one example of the open space review in order to demonstrate the difficulty in designating the sites as Local Green Space designation

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34.05.04	CW stated that Sites for potential housing, need to be finalised before they can be evaluated. CW had circulated site assessments for the agreed sites and the committee would begin the review during the meeting.

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34.05.06	<p>CW Re-confirmed the sites as follows</p> <ul style="list-style-type: none">a) East of Grafton Roadb) Stanion Roadc) Woodyard Closed) Hunt kennels sitee) Lyveden Road (Wooster's)f) Brigstock Campg) Pocket Park <p>CW stated that as yet the committee had not sought the views of the community regarding the sites and that a round of consultation should take place without expressing any views other than the positive and negative aspects of each site. The community should also be asked if there are any other sites the community believe would be potential development sites, The limit for development should be specified as 35 dwellings during the life of the plan.</p> <p>Whilst the 35 dwellings is a useful guide it would be expected that other sites may come forward as "windfall sites". At the examination stage the Examiner would need to be convince the sites are capable of being developed</p> <p>CW summarised each site and a high level discussion regarding inclusion in the plan or further actions to be taken:</p> <p>f) Brigstock Camp. CC Highways, CC Heritage and CC Flood Risk team, ENDC Contamination and Environmental Protection had been contacted. CW was still chasing the EA and Anglian Water regarding water resources and sewage. Highways commented that "anything that intensifies the traffic would create a problem regarding access. CW suggested that this site could be rejected as a site for housing. The committee agreed unanimously that the site should be excluded from the NP with respect to the provision of housing. RF suggested that the site could have alternative uses as well as the existing planning consent. CW stated that he had already drafted a policy for this circumstance and would now revisit the policy as a result of the CC Highways Comments.</p> <p>c) Woodyard Close</p> <p>CA nd LS expressed an interest regarding this site and SW presented the site information. CW stated that Kiers had submitted an updated development plan with 26 dwellings. CA commented on the public access, CW stated that at some stage a community safety impact assessment would be required for pedestrians, this would be the case for all sites. The previous plans had indicated a larger site with 72 dwellings which incorporated part of the land identified by Gladmans in their proposals. The committee felt that such a development would be on</p>

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the scale of the Gladmans proposals and this was unacceptable considering the specified housing requirement of 35 dwellings. CW agreed to write to Kier and to the adjacent landowners in order to clarify the overall proposal.

SW asked for clarification regarding the future plans for the Spinney, CA to speak with Mr Spencer regarding the Spinney.

a) East of Grafton Road

SW advised the meeting that the PC and ENDC had been in discussion regarding the use of the site as an exception site for some social housing and private housing, SW confirmed that the Land Owner and developer were progressing their plans for the site. CA felt that the site should remain as a site within the NP, the committee felt that the social housing requirement could be met from within the NP housing requirements. RF Commented as to whether it mad good planning sense to have all the social housing requirement on the edge of the village? NPS commented that the feedback from the community questionnaire was that they did NOT wish to see any exception sites within the village.

SW commented that the local residents had expressed support for social housing as opposed to private housing on the site.

The Committee agreed that the site should remain in the NP at this stage.

b) North of Stanion Road

The current proposal is far in excess of the 35 dwellings required with the NP. CW would go back to the developer/landowner advising them of the NP requirement and requesting a revised proposal.

g)Pocket Park

At this stage there is no developer and no site development plan. SW advised the committee that the owner of the Collins site had expressed in interest in engaging with the committee to look at the site, this may assist in gaining more benefit from the pocket park site.

NS and LS advised that all businesses had been contacted regarding the NP and Collins had not expressed an interest at the time of the public meeting. CA suggested the committee wait for the response from the School.

CW stated that the mix of dwellings will have an impact on the school.

It was agreed that the site should remain in the NP at this stage however the NP would need to be modified to reflect the plans for development currently the site has a section regarding wildlife and ecology.

d)Hunt Kennels

No feedback had been received from the land owners and therefore the Committee agreed to discount the site from the NP.

e)Lyveden Road

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	<p>CW had written to the landowners, post meeting e-mail confirmed correspondence from Bletsoe's. The site will remain in the NP at this stage.</p> <p>LS suggested that landowners and developers should be asked to respond with their proposals by the 31 October at the latest.</p>
34.05.07	<p>CW advised that management of the next phase would be as follows:</p> <p>1) Site specific evaluation based on agreed site scoring criteria. 2) Types of housing to be developed to be confirmed</p> <p>The site scoring criteria would be discussed at the next meeting.</p>
34.05.08	<p>CA stated that the project plan provide by NPS would be discussed at the next meeting.</p>
34.0	<p>Correspondence CA had received an e-mail from J Heathcoate regarding the provision of development assistance for the NP committee. It was agreed by the committee that whilst the interest in the NP is welcome, the role of the committee is not to develop specific plots only to designate which sites may be made available for land owners and developers to build upon.</p>
34.01	<p>SW circulated copies of the Northamptonshire Countryside Design Guide</p>
34.09	<p>AOB None</p>
34.10	<p>Date of next meeting Tuesday 11th October 2016 in the village hall meeting room @ 7.30pm.</p>