

**Minutes of the 38th Neighbourhood Plan Committee Meeting held on
Tuesday 14th August 2018 at 7:30pm in Wickham Market Resource Centre**

Present:

Cllr Dick Jenkinson (Chairman)	
Anne Westover	Arthur Stansfield
George Hering	Sonya Exton
Ray Lewis	Roger Theobald
Hannah Benstead	

In attendance: Jo Peters, Parish Clerk and Emily Warner, Armstrong Rigg.

1. Chairman's opening remarks and to receive apologies for absence

Apologies were accepted from Cllr Cooke, Colin Owens, Wendy Slaney and Angela Hadley. Cllr Clune was absent. The Chairman welcomed Emily Warner from Armstrong Rigg to the meeting. He confirmed he had now circulated the first draft of the Neighbourhood Plan Introduction and urged Committee members to submit comments back to himself in respect of this document.

2. Declarations of Interest

Anne Westover declared a Non-Pecuniary Interest as she is Director of Westover Landscapes and George Herring declared a Non-Pecuniary Interest as he is a Director of Ibis Marketing.

3. To approve the draft minutes of the Neighbourhood Plan Committee meeting held on Tuesday 10th July 2018

The draft minutes of the Committee meeting held on Tuesday 10th July 2018 had been circulated to all members prior to the meeting. These were **Unanimously Approved** and signed by the Chairman as a true record of the meeting.

4. Review Neighbourhood Plan Action List and Schedule and record all completed and outstanding items

Following a question from Anne Westover the Chairman reported the Parish Council had received several requests for the implementation of residents parking from local residents. He advised now the Traffic & Parking Working was a Working Group of the Parish Council this matter had been deferred to them to which he gave details including information regarding the recent questionnaire that had been compiled and distributed throughout the village. He advised as Suffolk County Council had not agreed to a residents parking scheme due to the need of around 100-200 people requesting this it had been agreed by the Traffic & Parking Working Group that this question needed to be put to local residents hence the survey being compiled and circulated. The Chairman stated if as a result of the recently survey there was a need for residents parking this matter would need to be included within the Neighbourhood Plan and therefore hence the reason this survey went out with the Neighbourhood Plan logo at the top of the page.

The Action List was updated accordingly.

5. Technical Support - Neighbourhood Plan Health Check

The Chairman reported the next package of Technical Support to be received would be the Neighbourhood Plan Health Check. He confirmed he had been contacted by both Locality and Aecom in respect of this matter and advised the Health Check would be carried out at Regulation 14 stage.

6. Programme and Budget update

The Chairman confirmed that Jo Peters and Colin Owens had put together the budget and submitted the funding application to Locality. Jo Peters reported the funding application had been approved and this funding had now been paid.

7. Policy Work

Anne Westover stated the Contents Page needed to be completed as this would then feed into the Policy Work. **Action 38.1 - Dick, Anne and Chris Bowden to compile Neighbourhood Plan Contents page.**

8. Old School Farm Development – Hopkins Homes

The Chairman confirmed a meeting between Parish Council and Neighbourhood Planning Committee members to discuss the outcome of the recent Public Exhibition was due to be held on 10th September 2018. He reported that Hopkins Homes had been invited to attend the September Parish Council meeting in order to provide feedback as a result of the recent Public Exhibition held. The Chairman stated due to the Pettistree site within SCDC's Draft Local Plan now being allocated within Wickham Market's numbers for new homes this would now effect discussions in respect of the Old School Farm site.

9. SCDC Draft Local Plan Review

The Chairman provided details regarding the document received and asked for comments in order so that he could compile the response to be sent as a result of the 1st Draft Consultation. He advised in respect of the sites listed he felt the Parish Council could comment and state the only suitable sites for possible future development were the Old School Farm site and Simons Cross allotment site. The Chairman confirmed the Riverside Ind. Estate site was also stated as suitable but the landowner was not interested in providing additional business premises within this site. There was a discussion and it was felt by all Committee members that 100 new homes by 2036 within Wickham Market would be suitable but 250 new homes including the proposed allocation within Pettistree was far too many.

There was a discussion regarding site Policy SCLP1256 in Pettistree and it was noted this site was continuously being highlighted as being the most suitable site for future development within the comments for all Wickham Market sites included within the Local Plan. The Chairman stated he had asked SCDC Planning Policy Officers if Wickham Market were now being expected to include the Pettistree allocation within their figures for the number of proposed new homes and is so would Wickham Market receive the CIL monies and they had confirmed Wickham Market PC would not be entitled to these funds. Anne Westover stated that 15% of these CIL funds would go to Pettistree PC but 85% would go into a larger pot and Wickham Market PC would be eligible to apply for some of these funds.

Several concerns were raised regarding both the Old School Farm site and site SCLP1256 in Pettistree being developed and it was felt that Wickham Market and its services could not cope with both developments. The Chairman stated a decision needed to be made as to which site should be the preferable site for future development and advised in his view the Parish Council would have more control over the Old School Farm site. Anne Westover stated at the forthcoming one-to-one meeting with SCDC Planning Policy Officers questions needed to be asked regarding the Pettistree allocation and guidance should be sought as to if these homes were to be within Wickham Market's allocation could the remainder of the allocation for new homes within Wickham Market then be reduced.

It was agreed the following points should be covered within the Parish Council's response to the Draft Local Plan consultation:-

- Shelaa Sites
- Confirmation that the Parish Council would be against both the Old School Farm and Pettistree sites being developed and it would be preferable if only one site was allocated for housing.
- If development of the Pettistree site goes ahead some of CIL funds should come to Wickham Market.
- Impact the allocation of the Pettistree site would now have on the emerging Neighbourhood Plan.
- Removal of Landscape Protection Designation Areas – Anne Westover provided details regarding this matter including the draft policy and advised that Hacheston PC had contacted the Parish Council as they are keen for Parishes to come together to compile a joint response.
- Transport Policy (lack of information provided).

There was a discussion regarding housing in general within Wickham Market and Anne Westover suggested it could be beneficial if the Old School Farm and Simon Cross sites could be used to also provide affordable housing. It was agreed the only people who could afford properties at Hopkins Place were those who were downsizing/retiring from London/Essex and therefore going forward Wickham Market needs to ensure that any developments have sufficient affordable homes. **Action 38.2 – Chairman to compile draft response and circulate to all members along with Planning Committee and Parish Council members.**

10. Any Other Matters Arising

It was agreed the Chairman and Anne Westover would compile a response to Hacheston Parish Council in respect of the recent correspondence received.

Action 38.3 – Chairman and Anne Westover to compile response to Hacheston PC.

11. Public Forum

Emily Armstrong from Armstrong Rigg thanked the Committee for welcoming her to attend the meeting and stated it had been very helpful and she would take the comments raised back to Hopkins Homes.

12. Date of next meetings

The next Neighbourhood Plan Committee meetings will be held on Tuesday 11th September and Tuesday 9th October 2018.

There being no further discussion the Chairman formally closed the meeting at 9.25pm.

Signed:.....

Dated:.....