

**Minutes of the 58<sup>th</sup> Neighbourhood Plan Committee Meeting held virtually on Tuesday 11<sup>th</sup> August 2020 at 7:00pm via Zoom**

**Present:**

Cllr Dick Jenkinson

Ray Lewis

George Hering

Roger Theobald

Cllr Ivor French

Arthur Stansfield

Cllr Anne Westover

Officer in attendance: Jo Peters, Parish Clerk

There was 1 member of the public present and Cllr Lisa Sanders was also present for part of the meeting.

**1. Zoom Meeting Protocol Guidance**

Cllr Jenkinson provided details regarding the Zoom Meeting Protocol Guidance.

**2. Election of Chairman**

Cllr Jenkinson asked for nominations for Chairman. Ray Lewis asked Cllr Jenkinson how long he was planning on staying on the Neighbourhood Plan Committee. Cllr Jenkinson stated his original intentions were to stand down once the Neighbourhood Plan was submitted to Regulation 16, but he now felt that he would like to see the result of the referendum and confirmed that he would be willing to stay on the Committee until the completion of the Neighbourhood Plan. It was suggested that a rolling Chairman could be another option. Cllr Westover stated she felt this Committee required a Chairman and Cllr Jenkinson had kept things moving and therefore she would be happy if he stood again for the role of Chairman. There were no other nominations for Chairman. Ray Lewis proposed that Cllr Jenkinson should continue within this role, Seconded by George Hering. **All in Favour. Cllr Jenkinson was duly elected as Chairman.**

**3. Open Public Forum (Maximum 5 minutes)**

No comment from the member of the public present. Cllr Sanders stated she had been made aware of the correspondence received from the local landowner and she hoped this would be treated fairly by the Committee.

**4. Chairman's opening remarks**

The Chairman gave details on a newspaper article regarding Carbon Neutral Homes.

**5. To receive apologies for absence**

Apologies were accepted from Cllr Robin Cooke and Cllr Sonya Exton.

**6. To receive declarations of pecuniary and non-pecuniary Interests**

There were no additional declarations of interest to report.

**7. To approve the draft minutes of the Neighbourhood Plan Committee meeting held on Tuesday 11<sup>th</sup> February 2020**

These were proposed for **Approval** by George Hering, Seconded by Cllr French. **5 in Favour, 2 Abstentions.** It was **RESOLVED** that the minutes should be signed by the Chairman when convenient as a true and correct record.

The Chairman gave details regarding actions carried out since the last meeting and confirmed that Suffolk County Council own Little Lane.

He advised that the meeting to be held with Chris Bowden and Andrea McMillan had not yet taken place but there had been a catch up meeting with Chris Bowden during the lockdown period via Zoom. The Chairman confirmed he would update the Action List accordingly. **Action: 58.1 – Chairman to update Action List and circulate.**

**Action 58.2 – Jo Peters to contact Locality regarding available funding.**

#### **8. To consider correspondence received from local landowner**

The Chairman advised the Neighbourhood Plan Committee should formulate a view on the correspondence received so they could recommend to the Parish Council a preferred course of action. The Chairman shared his screen and showed the attendees the exact piece of land being referred to within the correspondence received, a 19.4ha plot alongside the river Deben accessed from the B1078. The Chairman gave details regarding the local landowner's proposals for this land. He provided details and again shared his screen to show the comments made in respect of the land in question within both the Landscape Appraisal for the Neighbourhood Plan and also the one for the Local Plan document, both appraisals indicated that this land was not suitable for development. The Chairman also stated that as the SZC DCO had now been submitted and therefore it was acceptable to take into account the effect of SCZ on Wickham Market which was primarily a significant increase in traffic on the B1078. In his view his concerns related to increased traffic and landscape issues and confirmed he would not be in favour of development on this land.

Cllr Westover confirmed that the designation of "Special Landscape Area (SLA)" had been removed from the Local Plan, but there were policies within the Local Plan do protect these formerly designated parcels of land from development. In her view this correspondence had come too late in the day in respect of the Neighbourhood Plan process and therefore due to concerns regarding landscape, car parking and traffic she would not be in favour of development on this land.

The Chairman stated that the Neighbourhood Plan has found locations for about 110 dwellings which was the maximum suggested by the Neighbourhood Plan Housing Needs Survey. The Local Plan suggests that Wickham Market should only provide 70 dwellings over the same period. Neighbourhood Plan already had its allocation for new homes within the two land parcels being policies WICK 12 (4.4ha) and WICK 13 (1.4ha).

Ray Lewis felt the Committee should not disregard this land and the proposals being offered by the local landowner and felt it should be investigated further. He suggested that a sub-group could be set up to look into potential development of this land in further detail. Ray Lewis was in favour of potential development of this land.

Roger Theobald stated he felt the Committee should not totally disregard this land for potential development and some of the proposals being offered by the local landowner could be beneficial for the village, such as a car park as this could take pressure off parking along the High St. Roger Theobald also pointed out regardless of this Committee accepting or not accepting to include this land within the Neighbourhood Plan there is nothing stopping the local landowner submitting a planning application which would then be determined by the District Council. Roger Theobald was not against potential development on this land.

George Hering raised concerns as the land formed part of the Special Landscape Area. He stated he would not be in favour of any development on this land due to the landscape, spoilt views and issues relating to increased traffic. George Hering also highlighted matters relating to surface water and flooding within this area.

Arthur Stansfield stated he would not be in favour of development on this land as its on a flood plain and there is often flooding within the area. He also raised concerns regarding the effect this would have on the landscape.

The Chairman shared his screen to show attendees the flood plain map and also raised concerns regarding climate change and its effects.

Cllr Westover also stated she felt this land should have been submitted to the District Council during the Call out for Sites process and if this Committee consider adding this land allocation now it could possible set a precedent for other landowners to put in their land for allocation too.

Cllr French reminded the Chairman that very few Parish Councillors were present at this meeting. It was **RESOLVED** that this matter would be referred to the Parish Council to consider at their September 2020 meeting. **Action 58.3 – Chairman to compile a paper detailing the pros and cons in respect of the potential development of this land and circulate to all Councillors prior to the September Parish Council meeting.**

#### **9. NP progress and next steps**

##### **a) To note that the NP has been amended to take into account the detailed comments of East Suffolk Council (ESC)**

The Chairman confirmed the comments made by ESC and the Conservation Officer had now been taken into account and the NP had been amended. Ray Lewis suggested a few further amendments were required. The Chairman gave details regarding a new national Greenspace Policy that was coming into effect and it was agreed the Neighbourhood Plan may need to take this into consideration. **Action 58.4 – Chairman to circulate new Greenspace Policy details to all Committee members.**

##### **b) To consider an amended proposal in respect of Policy WICK 9 following the withdrawal of the requirement for a car park**

The Chairman shared his screen and displayed details of the amended policy for WICK 9 for all attendees to view. Ray Lewis stated he felt this policy still required further amendment. Cllr Westover raised concerns regarding this policy and suggested it could be removed completely from the plan and the remaining wording could possibly be incorporated within Policy WICK 1. Cllr Westover also suggested the implementation of a Traffic and Transport Policy within the NP. There was a brief discussion regarding the need for a car park and this led to discussions concerning the car parking area at the Village Hall. Cllr French pointed out to the Committee that no considerations for this area could be actioned until the leases for the VH CIO, Bowls and Football Club were complete. **Action 58.4 – Chairman, Ray Lewis and George Hering to look into amending policy WICK 9.**

##### **c) NP Para 8.3 and Policy WICK 12 - Old School Farm site**

The Chairman confirmed as a result of the meeting held with the late landowner he was prepared for the land to remain as available for development, but reference to the Penny Field was to be removed from Policy WICK 12. The Chairman confirmed the Penny Field had now been removed. Ray Lewis asked if the NP Committee had received confirmation from the beneficiaries of this land that it is still available to be included within the NP for development.

The Chairman advised the Committee had not received this confirmation. It was **RESOLVED** the Chairman would compile a letter to the late landowner's agent out of courtesy in order to ask if this land was still available. **Action 58.5 – Chairman to compile letter to late landowner's agent.**

**d) Policy WICK 13 Simon's Cross**

The Chairman stated this matter had been considered at the February meeting and it was had been agreed what amendments to this policy should be carried out. Cllr Westover stated she was strongly against one of the access routes being considered due to it being unsafe. The Chairman recommended no further changes should be made to this policy and that both proposed access routes should remain within it. George Hering stated he had walked both the proposed access routes and he agreed with Cllr Westover that one of these was extremely unsafe, especially for school children.

**e) Consultation Statement update**

Nothing to report.

**f) Habitats Regulation Assessment update**

The Chairman confirmed that Andrea McMillan, ESC was still in the process of carrying out this work.

**10. SCZ DCO Application**

Cllr Westover gave details regarding the DCO submission and confirmed a 500 word response was in the process of being compiled by the Sizewell Working Group. She stated in her view that EDF needed to be held to account within this response regarding the comments made within the submission referring to implementing the 1<sup>st</sup> phase of the Wickham Market Neighbourhood Plan.

**11. Matters of report and items for the next meeting**

The Chairman gave details regarding correspondence received by local landowners regarding the ransom strip at Yew Tree Rise.

**12. Date of next meetings**

The next Neighbourhood Plan Committee meetings will be held on 8<sup>th</sup> September & 13<sup>th</sup> October 2020.

There being no further discussion the Chairman formally closed the meeting at 8:55pm

Signed:.....

Dated:.....