

Wickham Market Neighbourhood Plan Committee

TUESDAY 14 MAY 2019 7:30pm IN THE RESOURCE CENTRE

MINUTES of 47th Meeting

Those present: Ray Lewis, Anne Westover, Dick Jenkinson, Hannah Benstead, Arthur Stansfield, Ivor French, Fiona Parker, Roger Theobald, Sonya Exton.

Apologies: Jo Peters, George Herring, Colin Owens

Vote for a Chair of the Committee: Dick informed the committee that the PC had agreed that each committee and its new members would appoint its Chairman. Dick was willing to be nominated. Ray Lewis proposed Dick Jenkinson; Roger Theobald seconded the proposal.

1. Chairman's (Dick Jenkinson) opening remarks and apologies for absence:

Welcome to Fiona Parker and Ivor French, new parish councillors and new to WMNP committee as voted in at WMPC AM 13th May.

Introductions and key interests were given by Arthur, Ray, Hannah, Sonya, Ivor, Fiona, Roger, Anne, Dick.

2. Public Forum: 2 members present in the public seating area

3. Declarations of interest: Anne Westover WL Ltd, has helped with the early preparation of the plan structure and policies, Dick Jenkinson is a friend of James Holland

4. To approve the draft minutes of the Neighbourhood Plan Committee meeting held on Tuesday 9th April 2019. Minutes were agreed by all.

5. Matters Arising not covered elsewhere: Actions: Jo to write to Natural England and to organise a meeting with Chris Bowden and planning officers. Both were completed. Anne requested that Jo write a letter to Natural England if they do not respond to her last email.

Action: Jo to write a letter to Natural England

6. Review Neighbourhood Plan Action List and Schedule, record all completed and outstanding items: 9th January 2019 action, DJ wrote to Flagship regarding their proposals for the location of parking for Kitson Court residents (over 55 years old). He also informed the committee that the sheltered housing status has recently been removed due to removal of funding from SCC. Consequently, SCDC have changed how car passes are issued and will issue passes to blue badge holders only, currently four issued. Other

residents can apply for car park passed from WMPC placing more pressure on parking; business and public parking.

We have noted the possible need for sheltered housing within the parish arising from this re-designation. Anne updated the committee on the Pettistree draft SCLP policy SCLP12.61 and supporting text. The latter refers to a possible care home and housing for older people but the policy is not specific in this respect. Discussion around need for housing and who can afford to purchase the new properties built in the parish.

Action list: update on 44.1 complete.

Action 44.2 clerk to contact Locality regarding funding. Complete

Dick has previously written to the Town Lands Trust (TLT) regarding the possible inclusion of a car park on land north of the cemetery drive. DJ has received a letter in reply; stating that the TLT, are not in favour of this use. **Action: Dick to send the reply from the TLT to the committee.**

Schedule: the committee are still collating the comments from Reg 14 consultation into one document. Dick reported that there are a number of issues arising from the consultation which may delay this process. Ray and Dick to update the schedule and place on the web site. **Action; Dick and Ray to update the NP action list and schedule as appropriate.**

7. **Review status of the committee:** Dick updated the committee on current status. Some Parish NPs are created under working groups or steering groups. As a committee the Agenda needs to be posted on the Parish Notice board at least 3 working days in advance of meeting.

Round the table feedback as follows:

Arthur happy to stay as a committee, Ray content with current situation/meetings need to be managed in terms of time to speak (members and public), Hannah content, Sonya is content to stay as we are/time management is really important, Ivor has raised concern about lack of information but accepts that his focus may have been elsewhere and is new to the process/NP, Fiona explained that some people do not 'bump into the information' available and requested more thought needs to be given to communication. Roger content for committee structure to be retained, Anne is also content to retain the committee status.

This prompted discussion relating to means of communication. Ray confirmed the various channels of communication which have been used including Round Robin, Facebook, Web site, Parish News, Notices. He felt that the only way that you can ensure that everyone gets to know about important events is to do a leaflet drop.

Fiona suggested that the PC may need more notice boards, and a communications team. Made the point that many do not see the posters or notices which are displayed.

Sonya suggested that we may need to consider further the need to communicate more effectively and favoured the direct approach with neighbours/door to door.

Anne has recently asked about use of BT box for posters. This has recently been adopted by WMPC, and is located at the Spring Lane/High Street junction.

Fiona suggested an online questionnaire to consultations would be useful and should be available. Anne agreed.

Ray suggested that George Herring be asked to review the communications strategy and see if we can make improvements to address concerns. **Action – George Hering to arrange a communications review.**

Fiona was concerned that the Chair of the Marketing Committee is also the Director of the marketing company being paid to communicate the NP process, and that the public had been very disappointed with the lack of publicity provided by this paid service.

8. **Update on meeting held on 29th April 2019 with ESDC and C Bowden, Navigus:** Ray, Dick, Anne, Colin, Arthur met with Chris Brown, Navigus and ESDC, Stephen Brown and Andrea McMillan. The notes from Jo have been circulated.

Key issues discussed related to Andrew Dutton's (agent for Berlain) response to Reg 14 and his key objection to the allocation of land for housing and the fact that we have not fully considered Glebe land/Spring Lane land.

Dick, covered the issues relating to the SHLAA and SHELAA housing allocations.

Dick, has contacted AECOM and Locality in respect of the housing documents.

Dick has now written to R Hayward as agreed at meeting, requesting that he re-considers his approach to Old School Farm.

Action: Dick to circulate this letter to the committee. Discussion took place around Mr R Hayward's response to Reg 14 and the issues arising from this. Wick 13: discussion also took place about access to the Simons Cross site from Simons Cross estate.

It was agreed that we would remove mention of the specific access point in the NP Wick 13 but still require access to be from Simons Cross (not B1078).

Pettistree site was discussed with concerns expressed by the team regarding the draft policy. Car parking was discussed.

SCDC were concerned about the proposed Mill Lane site for a car park.

Fiona expressed concern that the committee may continue to consider the Mill Lane to be suitable for parking. Dick confirmed that the Mill Lane site will still be considered as a potential site but other options will also be considered.

Fiona was concerned that it was being suggested (by the Chair) that the Mill Lane site was in jeopardy because *the public did not understand the policy* rather than the fact that it is *widely considered as undeliverable* for a whole range practical and policy reasons.

Anne Westover and Fiona, both expressed serious concern about the possibility of continuing to designate the Mill Lane site for a large car park. Anne was concerned that some on the committee appeared to be ignoring local comment and various professional advisors. The highway impacts (Mill Lane and High Street), impact on setting of Conservation area are serious matters which we need to take on board. Anne also advised that we should not be encouraging more cars to enter the busy centre.

Dick felt that the issues with the car park at Mill Lane could be resolved and a public meeting should be held to put forward all options and the residents could decide if there was a need for a car park and the best location.

Anne suggested that once the responses are processed and comments assimilated then the committee should finalise its position regarding the suitability or otherwise of the Mill Lane site. Sonya agreed with this approach and is also opposed to the location.

Dick stated that there was more work to do on parking, other sites need to be considered. Dick advised that the Traffic & Parking Working Group will be looking into all possible options to satisfy parking our needs.

9. **Cemetery Extension and Wickham Woodland:** Anne updated the meeting about her aspirations regarding these two items. One possible cemetery extension, and the other being new woodland. Both would be linked to the provision of land by Mr Hayward. Anne described her idea for new woodland to be placed along Sandy Lane to soften views of the new housing and new site allocation in Pettistree (on higher/rising ground) and expressed a wish to see this allocated in the plan to ensure delivery.

It was noted that part of the proposed woodland was in Pettistree parish, a belt of woodland would traverse the parish boundary. If old school farm site is removed from the allocation, we will need to consider cemetery land. Anne has requested at that time we may need to approach the Town Lands Trust to secure their land/or part of it for cemetery use. She confirmed with Roger that there had been previous informal discussion. It was agreed to wait until a response is received from R Hayward following the request for a meeting.

10. Additions to Non-Designated Heritage Asset list:

Anne updated the committee on the matter of inclusion of a cottage on Chapel Lane due its historic and visual interest. She had been approached by Michael Hughes to consider this matter. Roger noted that this was a semi-detached house so both properties might have to be included.

Flint Cottages need to be specifically identified, in the Neighbourhood Plan

Dick mentioned Camping House Close land and request from Penny Bird. **Action: Dick to forward the correspondence received from Penny Bird to all NP members.**

Member of the public Mary Ryder-Davies elaborated on the history of the space. Ref: VB Redstone book. 'The Annals of Wickham Market'

Anne suggested that Church Terrace cottages be included (they are 'red' in the Conservation Area appraisal).

Dick advised that Jo sent a copy of the Reg 14 document with cover letter to all Flint Cottages. Dick to ask Jo for copy of the letter and list of the properties. (Afternote: All recipients were sent the same covering letter.). Ray advised that we need to request consent from all owners of property identified as a Non-Designated Heritage Asset.

11. Any Other Business:

Sonya, asked whether we will need to respond to Mr Carter's response to SCDC LDF consultation regarding land either side of Dallinghoo Road. It was not confirmed that we would do this. She requested that we do meet/speak with Carters.

Pettistree land. Anne asked whether the WMPC and Pettistree PC are planning to present evidence at the Local Plan Examination in public in the summer. Dick confirmed that this would take place.

Philip Ryder Davies raised a concern regarding loss of sheltered housing. Inquired over use of the Town Lands Trust, Roger Theobald stated that TLT are not in favour.

Mary Ryder Davies expressed concern regarding communications, web site and responses to Reg 14. Also asked about village hall car and improvements to parking provision which could take place.

Anne reported an appeal decision for building a new property on land to rear of the former garden to 78 High Street. This was dismissed (i.e. refused) due in the main to the impact on the designated open green space and character of the Conservation area.

12. **Date of next meetings:** 11th June 2019 & 9th July 2019

Final Minutes Anne Westover 18th May 2019