

SHERSTON NEIGHBOURHOOD PLAN STEERING GROUP

Notes of meeting held on 17th June 2014

At 7.30pm Sherston Village Hall

PRESENT:

Mr J Matthews (JM) - Chairman

Mrs Sarah Wood (SW) - Admin Support

Representatives of the following Groups/Organisations

Mr Freeth (NF) Sherston Churches

Mr Johnson (MJ) Sherston Old School Committee

Mr Knight (JK) Sherston Allotments

Mr Minors (CM) Wiltshire Council

Mrs P Petit (PP) Tolsey Surgery

Mr G Hayman (GH) Sherston Public

Foxley Tagg (FT) Sally Tagg (ST)

None members of the public were present. Definitions: "NHP" means Neighbourhood Plan

Item
<p>136 Apologies for absence: Mr Smith, Mrs Curson. Mr Price, Mr Harvey, Mr Llewellyn Palmer, Mr Stevens, Mr Morris, Mr Rea and Mr Thomson.</p> <p>137. Approval of notes from the May meeting The notes from the NHP meeting on 6th May have been approved but the short pre APM meeting and the APM meeting are yet to be circulated. JM to do while SW is away.</p> <p>138. Steering group new members Mr Graham Hayman and Mr Harry Stevens have been invited to join the steering group.</p> <p>139. Update JM thanked Foxley Tagg for its involvement in the Annual Meeting of the Parish held on 29th May. One of the questions raised was the housing figures put forward in the core strategy for Sherston. CM explained a figure was derived from an assessment carried out by Wiltshire Council on the number of houses that would need to be constructed in Sherston to achieve a pro-rata share of the overall strategic requirement. On this basis 59 homes would in theory need to be provided – of which 34 have to date been constructed (or approved and not as yet built). This leaves 25 units which CM believed was proportionate for Sherston reflecting the size of the village. CM stated this figure is a useful indicator but not absolute.</p> <p>Discussion between members of the public and the steering group took place regarding this figure and how it was exactly obtained. MJ reiterated at the end of the process the decision is for the community to decide. The figures will be circulated to those in the public who wish to see them.</p> <p>JM informed the group that the school stated it might wish to obtain more space for a new sports hall in the future.</p> <p>140. Correspondence Another parish council has approached the steering group to ask if it can use Sherston SAE as a template for its SAE. MJ suggested that this would be okay if the parish council in question made a donation to Sherston Parish Funds.</p> <p>141. Discussion on objectives and policies Discussion took place regarding all 8 of the objectives and if they will be policies or informative notes on the NP. The following was discussed and agreed. (See summary of decision document compiled by MJ for more details).</p>

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139. Update

JM thanked Foxley Tagg for its involvement in the Annual Meeting of the Parish held on 29th May. One of the questions raised was the housing figures put forward in the core strategy for Sherston. CM explained a figure was derived from an assessment carried out by Wiltshire Council on the number of houses that would need to be constructed in Sherston to achieve a pro-rata share of the overall strategic requirement. On this basis 59 homes would in theory need to be provided – of which 34 have to date been constructed (or approved and not as yet built). This leaves 25 units which CM believed was proportionate for Sherston reflecting the size of the village. CM stated this figure is a useful indicator but not absolute.

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140. Correspondence

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141. Discussion on objectives and policies

Discussion took place regarding all 8 of the objectives and if they will be policies or informative notes on the NP. The following was discussed and agreed. (See summary of decision document compiled by MJ for more details).

141.1 Objective 1 – The plan will support the provision of facilities considered important for a vibrant community by :

Protecting those facilities in place – It was agreed that a policy will be prepared (based on Core Strategy Policy 49)

Supporting the provision of a new enhanced GP Surgery – It was agreed that a site specific Policy will be prepared identifying the location of a proposed GP Unit.

Facilitating the provision of additional facilities for the elderly, pre-school, and young people living within the village – with the exception of the pre-school issue it was agreed that such policies would be more suited under different objective headings. A policy is to be prepared confirming the intention to set land aside for a proposed erection of a pre-school facility on a proposed map. The village to be canvassed on whether they would want to see this incorporated in the NP.

All six of the steering group who were in attendance voted in favour of the above decisions.

141.2 Objective 2 – The plan will ensure all future developments in the village: (see summary of decision document for more details)

Respect the high quality of the local environment by employing the use of building materials in sympathy with the Cotswold AONB: It was considered that this matter is adequately addressed by the Core Strategy Policies, and so no need for a similar Policy or Design Code.

Is of the Highest quality of design – utilising wherever possible traditional styles and proportions: It was considered that this matter is adequately addressed by the Core Strategy Policies, and so no need for a similar Policy or Design Code.

Safeguarding those parts of the settlement that have been identified as being worthy of protection from development by reason of their landscape quality, ecological importance or local significance: It was considered, that there are parts of the NP area that ought to be safeguarded from development because they have local significance. Those sites to be identified on a map and to be subject to further consultation with the village. A policy to be prepared seeking to safeguard the selected sites.

All six of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)

141.3 Objective 3–The plan will facilitate opportunities for new and existing businesses and social enterprise that benefit the community and support the delivery of advanced fibre connectivity to all parts of the village by:

Supporting the creation of new small-scale business premises in appropriate locations: - It was agreed that NP to include an Informative Note indicating that support is given to the creation of new small scale businesses in accordance with Core Strategy Policy 34.

Resisting the change of use of existing businesses premises to alternative uses (except where there is a clear benefit to the community from allowing such): It was agreed that a policy will be prepared (based on Core Strategy Policy 35) to include specific reference to those premises in the village that it is considered worthy of protection. Policy to be subject of further consultation with the village to seek to identify any more possible premises considered worthy of protection and confirm support for those put forward by Steering Group

Encouraging the approved provider of high speed broadband to install advanced connections to the network through the village: - It was agreed a policy will be prepared requiring all new buildings be ready to accept High Speed Broadband.

All six of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)

141.4 Objective 4

The issue of the number of houses and the results of a Housing Needs Survey in 2012 was raised by a member of public. CM reminded the public that the number of houses being put forward in the Core Strategy over the next 25 years is not specific but it does however explain how it expects Sherston to grow and develop over the next 20 years. The figure of 25 is a good starting point and in line with the Core Strategy which is vital for a viable NP. A Steering Group member on leaving the meeting expressed frustration that despite years of work from the steering group on the NP progress stalls at the same point regarding the number of houses and that if the NP is going to progress this matter has to be resolved and a figure reached. The Steering group agreed with these frustrations and unanimously agreed that the figure of 25 houses is a good starting point.

Objective 4 – The Plan will provide for a limited amount of housing to meet an identified local need. It will do this through:

Allowing small scale development in selected locations – to include houses for sale on the open market, affordable social rented and shared housing for sale on the open market, affordable social rented and shared equity housing, and sheltered elderly persons accommodation: - It was agreed that a policy be prepared supporting erection of additional housing in the village during planned period. The amount of new build housing development was agreed as 25 units... The village development Boundary will need to be redrawn on the proposals map to incorporate any additional land required to achieve the NP objective and related policies.

Ensuring that all such development includes a mix of house types capable of meeting identified local need:

Any proposed additional housing sites will need to be identified on the proposals map, and a related policy drawn up which cross references the need to provide a mix of housing, including for the elderly and young and appropriate amount of affordable housing.

Considering the redevelopment of existing brown field development opportunities first:

In the absence of any significant identifiable brown field development opportunities it was considered that there was no need to have specific policy. Such matters are adequately dealt with in Core Strategy.

Supporting the provision of a replacement dwelling for the local vicar:- A specific policy will be drawn up for the Vicarage Site – identifying this is both a proposed housing site (up to 4 dwellings) which land set aside for future burial space. (This development may happen before the NHP is compiled)

Five of the remaining steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)

141.5 Objective 5: The Plan will seek to provide for the existing and future leisure, recreational, sporting. Community and social needs of the village by:

Ensuring that certain existing important open land and other green spaces within and adjoining the village are retained and /or enhanced – or that suitable replacement facilities are provide as part of any agreed redevelopment proposals : The Steering group agreed that once sites are identified as worthy of protection , A policy will be prepared requiring them to be safe guarded.

Ensuring that sufficient additional areas of open space are created within all new developments:

This issue adequately dealt with by both National Planning Policy and Core Strategy. An informative only is considered necessary.

Identifying and securing a site for the provision of additional burials within the village:

As agreed previously, a specific policy will be drawn up for the vicarage site and future burial space.

Ensuring that existing sports and leisure facilities are retained and wherever possible enhanced:

Such land is already well protected by existing policies. Should there be a proposal to redevelop the ‘Football Field’ currently owned by the parish council) as part of the NP , then land would have to be appropriate to seek to identify additional land on the proposals map suitable for its replacement and enhancement and in that case a Policy

All five of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)

141.6 Objective 6. The plan will facilitate measures for managing traffic in and around village by:

Ensuring that sufficient on-site parking is provided in all new developments –sufficient to meet current and likely future car ownership and use: It was accepted that this issue is already adequately dealt with through Wiltshire Council’s adopted parking standards

Encouraging measures which lead to formulate a policy that could actually achieve this objective. – It was agreed that this to be informative only as difficult to form policy that could achieve this objective.

Encouraging greater use of public transport, cycling and walking: As above.

All five of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)

141.7 Objective 7: The plan will encourage that sympathetic management of the countryside surrounding the village so as to retain and /or enhance its high quality, improve biodiversity and provide other longer term benefits to the local community by:

Considering the creation of a community wood and /or orchard: It was agreed by the Steering Group to try and identify a site for a community Wood on the proposals map and draft a related policy to secure its provision as part of some other related development.

Identifying and safeguarding any sites identified in the locality that are considered to be of significant ecological or landscape quality: It was agreed by the group that it would be more appropriate to reply on the relevant core strategies

All five of the steering group who were in attendance voted in favour of the above decisions. (see summary of decision document for more details)

141.8 Objective 8: The plan will encourage a move towards a low carbon economy which includes local food production and the generation of renewable energy by:

Identifying and allocating additional land within the plan area for allotments: It was agreed the group should seek to identify a site for the creation of additional allotments on the proposals map and draft a related policy to secure its provision as part of some other related development.

4 out of 5 of the steering group who were in attendance, voted in favour of the above decision.

Encouraging the introduction of appropriate alternative energy sources (specifically solar, wood fuel, ground and air source heat systems) for use within existing and all new development within and around the village: It was agreed by the group that this should be an informative (encouraging the use of such technology in accordance with Core Strategy Policy 41).

142. Future Actions

It was agreed to hold a policy creation workshop over a weekend in either late August or in early/mid-September. MJ to talk to ST regarding her availability. A subcommittee will meet to discuss the policy options and the forthcoming workshop. MJ asked others to join this group and more help is needed at this stage.

143. AOB

144. To confirm date for next meeting

JM, MJ and SW will put some dates together for future meetings.

The meeting closed at 10pm. Notes were taken by Sarah Wood, Admin Support to the Steering Group.