

Neighbourhood Development Plan Witherley Parish
Minutes of the meeting of the Steering group Tuesday 13 August 2019

Present: Kay Conway (Chair), Dave Wilkins, Brian Conway, Dayle Flude, Laura Dyer, Maureen Cook.

Apologies: Derek Ridgway, Helen Bullivant, Mark Simpson

1. Declaration of interests

None declared.

2. Past Minutes

Minutes from 15th July agreed.

Matters arising

- Environmental Group actions – Wildlife survey has been distributed in Ratcliffe Culey. DF to send a copy to LD for Facebook and also to Witherley & Fenny Drayton reps for distribution to households there.
- Dropbox. BC has uploaded all of the documents and everyone should now have access. KC reminded everyone that they should nominate a Steering Group representative from each of the theme groups to upload all of their documents onto their folder, so all have access.
- Meeting with Hunt Kennel owners: KC & BC met Michael Lillingston and the family's land agent, Gareth Holland. Atherstone Hunt have the land and buildings on lease for a peppercorn rent for 99 years as part of a legacy agreement from the Aunt of the brothers in 1939. Therefore another 19 years to run. As part of their lease the Hunt must maintain the site and buildings. Some question about whether the site continues to be viable for a number of reasons, for the Hunt to continue to operate, so it is possible that this land could come up for development during the life of our Plan. It is important, therefore, that the Housing Group and Steering Group give some consideration to how we might want this site to be developed, i.e historic buildings maintained or not; solely for residential development or mixed use of residential and business etc.

3. Result of 'Call for Sites'

Ratcliffe Culey

- Glebe land site submitted by the Diocese for 2-3 houses adjacent to the church and would include parking for the church.

Witherley

- Two sites as discussed at the last meeting and also submitted to the HBBC SHELAA sites by Hollins Strategic Land on behalf of Lord O'Neill but for just 10 dwellings rather than the higher number outlined at the meeting on 15 July.
- Glebe land submitted by Diocese, next to the Rectory for up to 6 houses and again, would provide parking for the parish.
- Site off Chapel Lane that had previously been the subject of a planning application and appeal which had been dismissed.

Fenny Drayton

- Site off Drayton Lane beyond the playing field.

Discussed how and when we share this with wider members of the parish. Process is:

- We need to do the assessments of the submitted sites

- Also need to develop the other documents to include environment and heritage work; design guides, community services/facilities & transport assessments etc.
- This will then help us develop a draft of the Plan for wider discussion and testing (Regulation 14 Pre-submission Consultation) with the residents in the parish. This will include a series of Drop-in events.
- We will also hold an informal meeting with HBBC officers to test our thinking and approach and to get their feedback.
- All of this needs to be done before we finalise and formally submit the Plan to HBBC. This means that it is unlikely that we will complete all of this to get it to a formal submission stage to HBBC by October, but we should be aiming to have a first draft to share with residents and HBBC by then.

4. **SHELAA sites**

All sites already known. Plus a large site in Fenny Drayton submitted by Peter Simpson to be included in the 2019 SHELAA.

5. **Contact with HBBC**

Agreed we should invite our nominated contact at HBBC, Fran Belcher, to a future steering group meeting to make contact, share where we have reached and to get her views on our progress. KC to invite her to the next meeting.

KC

6. **Theme group reports**

- Environment group have deadline of 16th September to get the data from field walks to John Martin for him to combine with other data.
- Housing group meeting on Thursday 15th August. All of the identified SHELAA sites have been assessed. Next task is to assess the sites from our call. The assessments will be passed to DW as Chair of the Environment Group for them to check/complete the 3 questions on the assessment to do with the environment. Also working on the Design Code
- Facilities/Services and Transport group meeting on 23rd August. Group have done a first draft of their chapter.

7. **Any other business**

HB asked, via DW, if the Area of Separation on the Witherley side of the River Anker be extended beyond the Ratcliffe Road, to King Dick's Hole? Question of what the risk of urban spread from Atherstone would be. Housing group to investigate.

HOUSING

We agreed we should make the planning of the next public consultation on our draft, a major item on the agenda for our next Steering Group meeting.

KC

The meeting after that we should be aiming to review, as a Steering Group meeting, the draft, before we go out for consultation.

KC welcomed MC to the meeting and the Steering Group agreed she would be a great asset to the group given her knowledge of Local Authority policy development. MC will also consider whether she can join the Housing Group as it is likely, due to the potential conflict of interest for MS that he will stand down leaving no representative from Fenny Drayton. Whilst not every settlement is represented on all of the Theme Groups, the Steering Group acknowledged that local knowledge is a critical part of the site assessment work so it would be helpful to have a representative from Fenny for that purpose.

8. **Next meeting**

Thursday 19th September, Witherley Parish Room at 7.30 pm

Meeting closed at 9.30pm.