

**Witherley Parish Neighbourhood Development Plan
DRAFT Minutes of the meeting of the Steering Group
Wednesday 11th March 2020
Witherley Parish Room**

Present: Kay Conway (Chairman) (KC), Brian Bates (BB), Denise Bloomer (DB), Helen Bullivant (HB) (until 8pm) Brian Conway (BC), Tony Deeming (TD), Dayle Flude (DF), Rob Flude (RF), Anji Forsyth (AF) (at 8.45), Roger Laine (RL), Pat Roberts (PR), Geoff Robinson (GR), Barry Smith (BS) (at 7.10pm), Rhiannon Taylor (RT).

Apologies for Absence: Mark Simpson, Maureen Cook, Richard Trivett, Julia Deeming, Samantha Ridgway.

Declaration of Interests:

Brian Bates declared the planning application for a bungalow in Post Office Lane, Witherley.

Past Minutes:

Minutes from the 5th February agreed with no amendments.

Minutes Arising: HB said that she did not agree that the SSAs of the sites chosen for housing displayed at the Drop-in events were accurate, and referring to the February minutes, she questioned whether everyone had agreed the sites chosen. RT said she thought that we had concluded and agreed those two sites.

BS, Chairman Housing Group arrived at 7.10pm.

BS defended the Housing Group's process on choosing the sites, including checking and adding amendments suggested by the Environment Group. All site assessments were overseen and agreed by Derek Doran of YourLocale. BS explained who was present at the meetings with the Landowners. For the Fenny Drayton site, the Landowner, BS, MC, BC and Derek Doran. BC left before the Chapel Fields site meeting as he lives in Witherley. Those present for that were BS, MC, Derek Doran, representatives from Pegasus, and the landowner. BS said he was not present at the third site meeting for The Kennels in Witherley; it was carried out by KC, MC, BC and Derek Doran. He said that, as Chair of the Housing Group, he wanted it made clear that there was no impropriety or anything underhanded in those meetings. The sites were put forward according to the positive scores that they were given.

RT said she did not think there was any disagreement about that.

BS asked then why they were continuously challenged by a member of the Environment Group.

HB said she did not and would never agree with the scores on the two sites displayed at the Drop-in events. The Chairman quoted from the February Minutes that there would now be no further changes to the site assessments until Regulation 14, if they were questioned then. The Housing Chapter had now been written ready for Reg 14, and Derek Doran had endorsed the assessments.

BC described how the Parish Council had to approve the draft Plan first, and then when made public in Regulation 14, anyone could comment.

HB asked if their comments were ignored, could they then refer to HBBC. BC replied it would be for an examiner.

KC asked HB which site she was concerned about.

HB refused to discuss it, but said anyone could come and discuss it with her. She then asked if the whole Parish Council would be able to see the Plan.

BC (Chairman of the Parish Council) asked her why she thought it might be otherwise. All documents would be available, including the site assessment forms. All comments and responses to them have to be documented.

HB asked if the scores that have been amended are on the Dropbox.

BC replied that the final scores only are on the Dropbox.

Financial Report: nothing to report.

Drop-in Events feedback: The Chairman asked if anyone thought there was anything from the feedback that would require altering the draft Plan in any way. HB felt there had been a very hostile attitude to the Fenny Drayton site. BC asked if those views represented the views of all Fenny residents. The Chairman said she had heard some unflattering remarks about the most vociferous of the Fenny residents, therefore proof of differing opinions.

GR said he felt that there was nothing in the feedback which would change anything in the Plan.

DF said that as Fenny Drayton is described by HBBC as a rural hamlet, it was not in line with their planning policy to put it forward for housing. It has no infrastructure, unlike Witherley. Employment opportunities were limited by people having to use their own transport.

GR replied that that applied to the whole Parish.

BC said that we had asked for 50% affordable housing, but HBBC stipulates 40% for sites of ten or more dwellings. It is only when a planning application comes forward that the site will be considered for housing. We have put forward the sites we should prefer if that happens. BC said that HBBC had sent him the latest figures on their Housing Register, people requiring homes in this Parish. There are 54 households, that equals 29x1-bed households, 16x2-beds, 6x3-beds and 3x4+beds. We have tried to future-proof this Parish by accepting as many as 25 houses, but as the lifespan of the Plan is until 2036, the situation might change in the future.

There was much discussion about the best sites, affordable housing and Section 106 money, brownfield sites, and the Hunt Farm in Ratcliffe Culey where the owner has now died.

HB had noticed that the Stakeholder meeting held on 27th February 2018 had not been mentioned in the "How the Plan was made" section. **Agreed and will be added.**

Two differing maps of the Witherley Settlement Boundary had been used. **The correct one will be added.**

HB left the meeting at 8pm.

The Draft ND Plan – amendments, signing off.

The Chairman said there would be a change to the wording of Policy H1 (the Kennels site to be developed as one planning application.) The planning consultant for the landowner had requested that it be changed to two planning applications, one for the buildings and one for the remainder of the site, the second not to be actioned until the first had been completed with no building on the ridge and furrow part of the field. Gary Kirk and Derek Doran had agreed this was reasonable. **The Steering Group agreed.**

BC said that there was now an additional paragraph about Flood Resilience added to the Design Guide appendix. **Agreed.**

PR questioned the restrictions on the materials specification for windows in the Design Guide e.g. not UPVC. It was agreed that that might be refused at inspection.

Rewording needed?

DF still working on finalising the last parts of the Historic Environment section but will be finished by the end of the month.

YourLocale has requested that all sections yet to be finished and any amendments should be sent from one person only. **It was agreed that KC would send them all on to GK.**

DF to re-work the Wildlife Corridors section and checking others. DF also showed that she is photographing all the Local Heritage List, with a description against each one.

Anji Forsyth (the Clerk) arrived at 8.26 pm.

KC noted the Ratcliffe Culey Important Local Spaces had not printed out. **To be added.**

Important Local Views – still in the making. Four photos of each settlement to be added with view descriptions.

DF said that HB's Footpaths, Bridleways and Cycleways document was to become an Appendix. A reference to indicate that should be added to main body of the Plan. Renewable Energy Generation Infrastructure – concern about wind turbine map, is it accurate and relevant? **KC to check with John Martin.**

Spelling of Fen/Fenn to be checked.

Photo of flooded Mythe Lane to be changed at DB's request.

Dr Luke Evans MP had responded to DB about the flooding saying that the work being carried out by Severn Trent will resolve the situation. Not true. BC said the Parish Council will continue to monitor the situation.

BC said a water attenuation scheme had been previously mapped out by the Environment Agency, but they had said the work was not 'cost-effective'. KC queried putting it in our draft Plan as a community action. Landowners would have to agree to allow it.

BC said planting trees, while very important, again requires the engagement of the landowners. He suggested that perhaps trees could be planted on the Ridge and Furrow field behind the Kennels.

HB had produced a Tree Policy document. There was some discussion about putting a plan for more trees forward to the Parish Council, but the Steering Group felt it should go into the Plan to prove that we are concerned and would like to improve the tree cover over the Parish.

The County Council already has an Ash Die-back policy. The local Authority controls Tree Preservation Orders, so that should be removed. It was agreed that if we said something needed to be done, without stipulating who would do it, it could not form a policy.

Community Sustainability: notice boards – it was suggested that there are six throughout the Parish, not all included in the Plan, but this couldn't be confirmed. Some information on farm diversification had not been included in this edition, **must be added.**

BC reported that the owner of Chapel Field Lodge, Witherley had said a bat survey there had shown no evidence of bats. DB said the map with "assumed roosts" could have a negative impact on householders.

KC reminded everyone that the deadline for completing all work on the draft Plan was the end of this month. As agreed, she would then send all the outstanding

material to Gary Kirk at the beginning of April for fine-tuning. Then it goes before the Parish Council. If approved they then conduct Regulation 14 when the public, landowners and all agencies and stakeholders can comment on it.

KC said she was very proud of the Plan and thanked everyone for their hard work. Anji Forsyth (Parish Clerk) also thanked everyone for taking it on and working so hard.

The meeting was closed at 9.15 pm.