

**MINUTES
BERRICK SALOME PARISH COUNCIL
NEIGHBOURHOOD PLAN STEERING GROUP
8TH MAY 2018**

A Meeting of the Neighbourhood Plan Steering Group ('the Group') was held in the Berrick Salome Village Hall on Tuesday 8TH May 2018 at 8:00 pm.

Present:

Brian Tracey (BT) (Chair)
Ian Glyn (IG) (Chairman - Parish Council)
Chris Cussens (CC) (Parish Clerk)
Conrad Shields (CS)
Ray Perfect (RP)
Derek Shaw (DS)
Sarah Russell (SR)
Douglas Taylor (DT)
Chris Kilduff (CK)
Sue Lyons (SL)
Sarah Vaccari (SV)

1. Apologies for Absence

None - all present.

2. Declaration of Interests

SL declared a beneficial interest in a paddock in respect of which a planning application (P13/S2758/FUL) for a new dwelling had been submitted to SODC in 2013 but subsequently withdrawn prior to determination.

3. Minutes of Previous Meeting

The Minutes of the previous meeting, held on 13TH March 2018, were unanimously approved.

4. Matters arising from the Minutes

There were no matters arising.

5. Appointment of O'Neill-Homer and Locality grant application.

IG reported that the PC had not formally appointed O'Neill-Homer as yet. However, he confirmed that Mr Homer had been given verbal instructions to commence work on an informal basis for the time being.

BT reported that Locality had acknowledged receipt of the PC's application, submitted on 24TH April, for a £9k NP grant. He anticipated hearing within the next seven days as to whether or not the application will lead to a conditional offer and would keep Members informed. **Action: BT**

6. Discussion Paper on four important planning issues arising from the extraordinary meeting with consultants, ONeil-Homer, held on 12th April

The Discussion Paper, prepared by IG, was tabled and the meeting considered each of the four planning issues raised therein:

6.1 Housing Site Allocations

Members acknowledged that the question of housing site allocations had been raised at previous meetings, most recently on 13 March, but without the Group having reached a definitive conclusion. However, the consensus at this meeting was that the benefits of allocating sites, in the context of our parish, were still not entirely clear to Members. Furthermore, it was considered that the process of allocating sites would only complicate and further delay completion of the NP. **The meeting decided that, for the present, no site allocations would be included in the NP.** Nevertheless, the meeting considered it prudent to at least keep the matter under review as the NP developed.

In the meantime, DT offered to undertake further research into the benefits of allocation, including contacting Longworth Parish Council (who according to Mr Homer, had debated the matter extensively and had finally decided against allocating sites).

Action: DT

6.2 Infill development

The policies relating to infill development within settlements in the adopted Local Plan (which is no longer deemed 'out of date' following SODC's recent revision of the District's Housing Land Supply to 5.4 years) and in the emerging Local Plan 2033 were set out in an Annex, tabled by DT, to the Discussion Paper. The meeting noted that there were two possible disadvantages of relying solely upon these Local Plan policies: (a) the boundaries of the settlements in the parish are not sufficiently well defined which could lead to applications for development in adjoining open spaces; (b) the policies do not take into account the cumulative affects of developments in multiple infill sites.

6.3 Settlement Boundaries

In view of 6.2, above, it was decided that the respective settlement boundaries should be clearly defined in the NP. BT volunteered to make a start by collecting relevant historical evidence and circulating a draft map showing indicative boundaries for consideration by Members. **Action: BT**

6.4 Affordable Housing

The meeting noted that the results of the Parishioner survey carried out last year indicated a desire for some 'affordable' (in the common sense meaning of the word) new housing within the Parish. However, neither the adopted nor the emerging Local Plans include a mechanism for acheiving this except on larger sites and in the special case of rural housing for agricultural workers. A possible alternative means of securing new 'affordable' housing is *via* a CLT (Community Land Trust), as suggested by ONeil-Homer. It was agreed that further information be obtained on CLTs (for action, see under item 7, below).

7. Timescales and Next Steps

The Group's aim is to complete the NP project by the end of this year.

And, by way of next steps, the meeting determined that:

- (a) the draft NP document should be revised to incorporate the views expressed by Parishioners surveyed last year. In particular, their desire to preserve the individuality of each settlement and the intervening open countryside; **Action: SL**
- (b) A 'character assessment' for the Parish and possibly also for individual settlements should be drawn up for inclusion in the NP; **Action BT**
- (c) Mr Homer is to be invited to the next Group meeting to advise upon and assist with the following: methodology for defining settlement boundaries; observations, if any, on the Group's decision not to allocate sites; CLTs in practice; identification and drafting of policies to be included in the NP. **Action: IG**

8. AOB

None

8. Next Meeting

The date for the next meeting is 11TH June at 8:00pm to be held at BT's house - West Cottage, Berrick Salome.

There being no further business the meeting closed at 9:40 pm.

Signed Chairman

Date