

Blewbury Neighbourhood Plan Steering Group

Minutes of Meeting on 7th December 2015 in the Melland Room

Present: Dermot Mathias (DM - Chair), Ian Bacon (IB), Eric Eisenhandler (EE), Richard Farrell (RF), Angela Hoy (AH), Lydia Inglis (LI), Miriam Jacobs (MJ), Chris Lakeland (CL), Jo Lakeland (JL), Mike Marshall (MM), Helen Mathias (HM), Pat Mattimore (PM), Anne Millman (AM), Alex Musson (AMus), John Ogden (JO), Charlotte Perry (CP),

Apologies: Nick Chancellor (NC), Joe Goyder (JG), Andrew Maxted (AMax), Anton Nath (AN), Kally Peigne (KP), Gwyn Rees (GR).

- 1. Minutes** of the meeting held on 16th November were agreed.
- 2. Matters arising** - covered by agenda
- 3. Confirmation on SEA.** DM reported that confirmation in writing had been received from AMax that a SEA is not required.
- 4. Feedback from village meeting on 22nd November** AM had circulated comprehensive notes of the meeting to the group. It was agreed that the meeting had been well attended and AH reported that a further number of email addresses had been added to the database. IB reported that many people were interested in viewing the exhibition but did not necessarily want to participate in the discussions and Q & A session.
- 5. Comments on Village Character Assessment.** DM thanked LI and EE for their hard work and reported that any outstanding points were in hand. RF agreed with the recommendation by Dorian Crone that non-designated heritage assets should be identified in the village and after some discussion it was agreed that this was the responsibility of the Parish Council.
- 6. Update on policies.** DM reported that some policies had been amended and that feedback from the VWH and UV was expected shortly. He asked the group to read the policies again and prepare for further discussion on 14th December. The following comments were made on individual policies:

P1. Siting of residential development See discussion on 'red line' below.

P3. Housing mix. It was agreed that the wording needed to be clearer to ensure that at least 50% of houses in developments of four or more new houses would include one or two bedroom properties.

P5 & 6. Affordable housing. Wording has been dictated by the VWH

P7 & 8. Design and Aesthetics. Changes had been made clarifying these policies, thanks to LI and EE. RF queried the meaning of 'historic plot boundaries' and LI agreed to discuss further with RF.

P11. Sustainable development. This had been reworded as a result of comments from DC.

P14. Access and movement. DM reported that this was a new policy but should not be contentious.

P17. Minimizing the loss of retail space. DM reported that this was a new policy and based on the Faringdon NDP. Whilst the comparison was not ideal, the policy would hopefully provide more protection than designating ACV's.

Drawing a red line to define the built area (P1.). DM reminded the group that the VWH were opposed to such a line although DC of UV and David Potter were strongly in favour. EE displayed a map showing the proposed location of the line and some discussion took place on the details:

- RF reminded the group that the purpose of the line was to protect the AONB.
- IB said it was essential to be able to justify its location and the tighter the line, the easier this would be.
- AMuss acknowledged he had a personal interest in its location but was afraid that the line would prohibit development on the edge of the village which was the preferred option of villagers as demonstrated by the Housing Needs Survey.
- CL responded that such development could still be met by rural exception projects.

It appeared that the majority of the group were in favour of a red line but DM asked that the group study the line and raise any issues at the at the next meeting. EE distributed hard copies. Copy also attached

DM queried whether the policy should provide, in exceptional circumstances, for the line to be breached or whether this would reduce protection for the AONB. **DM** would seek further guidance from Tim Comyn.

7. **Update on the Plan.** EE requested that the group continue to report minor amendments to him. LI reported that for clarity the section on the Village Character Assessment had now been included in the Housing Design Section.
8. **Timing of consultation.** It was agreed that the final plan would be drafted by Christmas and that the consultation period could start in the New Year. DM said that if DC identified any particular problems with the draft he would ask him to submit solutions. The village hall had been provisionally booked for the 17th and 31st January in readiness for consultation meetings with the village on either or both of these dates. JL queried how the consultation period would be organised and publicised. She agreed to submit a note on this in advance of the next meeting.
9. **AOB.** Nothing raised

Date of next meeting: Monday 14th December, 7.30pm in the Melland Room