

Blewbury Neighbourhood Plan Steering Group

Minutes of Meeting on 14th September 2015 in the Melland Room

Present: Ian Bacon (IB - Chair), Eric Eisenhandler (EE), Angela Hoy (AH), Jo Lakeland (JL), Pat Mattimore (PM), Anne Millman (AM), Gwyn Rees (GR), Lydia Inglis (LI), Mike Marshall (MM), Alex Musson (AMus), Charlotte Perry (CP)

Apologies: Dermot Mathias (DM), Richard Farrell (RF), Nick Chancellor (NC), Joe Goyder (JG), Chris Lakeland (CL), Andrew Maxted (AMax), Anton Nath (AN), Kally Peigne (KP), Miriam Jacobs (MJ), Helen Mathias (HM), John Ogden (JO)

- 1. Minutes** of the meeting held on 10th August were agreed.
- 2. Matters arising** not otherwise on the agenda:

Sustainability scoping/SEA. DM reported that although the report had been submitted to the Vale, they had not responded. Query whether **DM** has heard from them.

Living in the village. CP reported she had met a representative from the Highways Agency who had advised there were no funds for any extra improvements and suggested just to put our wish list into the Plan, but that any traffic calming measures were fraught with difficulties. IB added that in conversation with Hannah Barter (HB), she had told him that the NP can't drive traffic calming on existing village roads unless part of a large development, but it could be covered in Community Issues. CP had ascertained that it would cost £100 to have a traffic survey undertaken to establish traffic levels on the London Road and would ask the Parish Council if they would commission this.

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- **Landscape Character Assessment.** Anomaly of the assessment in Area 8, Eastfield Farmstead, as low capacity whilst the leylandii hedge remains; if incongruous hedge was removed the resulting assessment would be negligible capacity. Had **RF** discussed this with BD?

Green Spaces. Apologies were given to **LI** for the inference in the last minutes that she had not sent in her report on the Green Spaces within the village.

3. Update from Meetings with the Vale and our Advisor

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- **IB** reported that he and **DM** had had a very positive meeting with Andrew Maxted and Dave Potter at the Vale, and were pleased with their response to the draft NP.
- Their main advice was to focus on the larger policies and make sure that we were not just repeating the Local Plan but incorporating additionality. They were keen that we should talk to their Housing team and discuss affordable homes for villagers. Dave Potter had promised to send us wording for the CIL section. Also discussed was Policy 14, on restriction of change of use for local businesses. They also recommended we should remain flexible on the village boundaries.
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- **DM, EE, NC & IB** had also had a long meeting with HB from Urban Vision (advisor) in lieu of Dave Chetwyn (DC), whose mother had died. DC had promised to offer comments on the draft by 7th October but needed the latest version; **EE** to send. On the CIL, HB thought it unnecessary for us to write this as the Vale would do it anyway, as promised above. HB discussed the process and what we would need to do next, such as water management – should we ask Oxfordshire County Council if they had set up a SAB (SUDS Approval Body). It was noted that the Environment Agency had launched a new policy. We were advised to set up the six-week consultation period soon, consider the feedback, finalise the draft and send it to the Vale’s Examiner (who we would be able to vet). HB had reassured us that UV would see our Plan through to the referendum.

- ### 4. High Level Comments on the Plan: Away Day Notes –
- EE had had a long discussion with Peter Saunders (PS) who pointed out errors on the Landscape Survey, and **EE** agreed to talk to BD to correct the map. PS was also unhappy that we have not named the green spaces; this needed to be pursued through the consultation process, **EE** would speak to DM. Unfortunately we could not protect some of the green spaces from development as most were privately owned. It was noted that the Savages site could be developed if the family were to leave as it was already designated commercial, and the Garage site already had outline planning permission for five houses, although this may expire in the coming months. It was suggested we should ask DC for designation guidance on **green spaces**. On **assets of community value**, we would not want the four businesses identified to feel threatened by being so designated as they had a perfect right to sell if they wished; it was felt that we should state some sort of policy, although feelings expressed at the Away Day went against this. **IB** to send the Plan to DC (copy to DP at the Vale) to ask for advice on these two policies. **Rural Exception Sites** were only allowed outside the village envelope and were designed to meet established affordable housing needs. Agreed we could quote from the Woodcote plan but reworded to our specifications. **IB** agreed to look at the policies in the design statement and formulate these, **AM** would condense the background draft, and also remind him to complete. Mention was made of the Harry Kauntze development suggestion, which would not be possible if the village envelope

was delineated. **EE** requested an up to date map of the existing built up area of the village, **GR** offered to provide. **Infill vs Outside** – Rural Exception Site was the answer. **GR** confirmed he would be covering the Drainage and Flooding policy. **IB** noted there were some elements towards the end of the Plan that had not been covered yet, such as IT, working from home, traffic etc. **IB** would discuss with **DM**. **Commercial Issues** - the Vale would advise, also DC.

5. Planning Pre-Submission Consultation

Written feedback is due from DC by 7th October in advance of next meeting on 13th. **DM**'s note had intimated we would be ready for the consultation by 20th October, but all agreed this was too optimistic but will now aim for 2nd November. After discussion it was agreed to plan a public consultation for the end of November, **AH** to check when Village Hall free and book. Copies of the Plan would need to be available for the village to study (at Surgery, Post Office, Style Acre etc.) and an A4 flyer introducing the plan in very general terms to be delivered to all parish homes, with responses requested by email to the NP website, or at the village event. **HB** had also suggested smaller coffee mornings where groups of people could discuss Plan and this was accepted as a good idea. **CP** agreed to design the flyer. **IB** suggested two groups would be needed to organise the event, one practical and the other factual, and would email the group with a list of tasks. He would also draft an item for the Bulletin stating progress so far, the Vale's positive comments and mention that copies of the plan would be available to read prior to the Consultation. Website - does it need a Q and A section? **IB, DM and NC** to formulate – **ALL** to help by submitting any question they still have or get asked within the village.

POST MEETING NOTE: **AH** advised best available date for Village Hall was Sunday 22nd November from, say 2 – 6pm and had booked it. **AH** also notified Editor of Bulletin to add this to Village Calendar.

6. Date of next meeting: Monday 13th October, 7.30pm in the Melland Room