

Minutes of the Clipston Neighbourhood Plan Advisory Committee held on 7th May 2019
ORBELL ROOMS, CLIPSTON, 7.30pm

Minutes taken by Felicity Ryan, Clerk/RFO.

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Attendees: R Burnham (Chair), A Price, J Oldershaw, D Wragg, D Wilford, J Tyson, P Hooper, M Ward, G Kirk (Your Locale) J Martin (Your Locale)

119. Apologies for Absence: Apologies were received and accepted from S Woodgate

120. Declarations of Interest : J Tyson and D Wilford declared in relation to agenda item 124 : Land on Chapel Lane.

121. Approval of Minutes from the meeting held 19th February 2019: It was **RESOLVED** to sign the minutes as a true copy of that meeting.

122 Open Forum: No members of the public present

123. Grant application update: G Kirk advised that the next tranche of grant funding is not yet open and that the application has therefore not been able to be submitted. He will update as soon as communication is received from the grant providers. Due to the VAT reclaim, there is still £2000.00 still to be spent with Clipston.

124. Exclusion of Site E from the village confines :

- JT asked for clarification regarding the definition of the village confines. A Price explained that the Housing theme group in conjunction with Your Locale had been through a detailed appraisal process (including individual Strategic Sustainability Assessments for each site). G Kirk added that following formal allocation of any new site for development the village confines would be redrawn. G Kirk further explained that the planning policies to be applied would differ as to areas outside of the village confines.
- J Tyson suggested that the village confines plan which had been proposed by the housing theme group was identical to the plan contained in the Village Design Statement drafted in 2013. A Price confirmed that the village confines plan had been originally and independently drafted by them in the last six months and added that the Village Design Statement did not contain a village confines plan.
- A Price confirmed the reason for discussing Site E was due to the fact that a challenge had been received to the village confines plan contained within a letter dated 11th March 2019 from DLP Planning Consultants and a subsequent meeting had been held with the landowner and individual with an option agreement on the 23rd April 2019, minutes of which had been circulated. Comments had also been received and dealt with in relation to sites F, J and B.
- J Tyson asked for the reason in deciding the preferred site as opposed to the other sites, and in relation to the number and type of houses. A Price said the process had been led by Your Locale and had been carried out in accordance with the above site appraisal process. The detail of those documents had been retained by the housing theme group until the final meeting with the landowner of the recommended site had taken place when the formally proposed allocated site and all relevant documents will be submitted to the AC.
- D Wragg asked how the proposed development at the corner of Naseby Road and Gold Street would impact the NDP and whether this could be developed as well as

the preferred site. A Price confirmed the Parish Council had written to the Planning Inspectorate to confirm that the Neighbourhood Plan process was well advanced, but that this application could still be granted before the Neighbourhood Plan was 'made'.

- To clarify, the impact of any development preceding the NDP can be considered towards meeting a locally identified need as defined by the HTG but this does not count towards any DDC target as one is not set. Neither does it replace the need for the NDP to make an allocation, because if it doesn't then it will not be able to enjoy the added protection afforded by the NPPF.
- The housing theme group should be ready to finalise their work by the end of May/June.

125. Process towards finalising the Neighbourhood Plan

To be discussed at the next meeting.

126. Discussion regarding the Neighbourhood Plan

G Kirk had circulated the plan via e mail. Comments were received as follows :-

- An alternative front cover had been suggested. **ACTION : JT to send photographs for use.**
- A suggestion for an executive summary in order to condense the plan in order to make it more accessible was discussed. This suggestion was rejected on the basis it would be too difficult to condense each theme group drafted sections and Your Locale had not included it in any other 'made' plans.
- It was **RESOLVED** to keep the indefinite article throughout the Plan. **ACTION : GK to amend.**
- Comments were made that the draft was too long and if the community action points could form part of the main document. It was **RESOLVED** to await comment from **DDC** at regulation 14 stage.
- Comments were made at the order of the chapters as they appear in the Plan. It was agreed to leave the chapters as drawn.
- A foreword is to be drafted and should be on behalf of the Parish Council. **ACTION : RB to draft**
- The text has been changed on page 11, which describes events that are still to happen to avoid regular changes to the text.
- The wording of the draft to be amended to confirm the fact development has been embraced and has not sought to be minimised.
- A discussion ensued about the surface water flood map to be included, in relation to Kelmarsh Road. It was decided to leave this to DDC Regulation 14 for comment.
- Suggestion to remove wording contained in policy CC3, which was agreed.
- Text to move to basis around impact of climate change. **ACTION : GK to revise.**
- A suggestion regarding windfall sites, that the houses should have limited number of occupants. This was disregarded.
- A proposed new view had been created in relation to view 4, now detailed on page 58: that new proposed view requires re-alignment in view of the proposed allocated site. A description of view 7 is to be drafted. **ACTION : D Wragg to draft.**
- Comment in relation to size of gardens and impact on bio-diveristy. **ACTION : GK to investigate.**
- The suggestion as to the length of the place chapter to be reduced. It was decided to be left to regulation 14.

- Agricultural vehicles **ACTION : D Wragg to draft context for Community Action Points.**
- Policy CC4 and triple negatives contained on page 8 to be re-worded. **ACTION : GK to re-draft**
- Reference to common land on page 46 to be checked. **ACTION : JM/GK to re-draft**
- **ACTION : Community Action Points to be discussed by the Parish Council.**

127. AOB

128. Date of next meeting 25th June 2019, Village Hall

Meeting Closed 9.40pm