



**MILBORNE ST ANDREW NEIGHBOURHOOD PLAN  
WORKING PARTY  
MINUTES**

**THURSDAY 13<sup>th</sup> September 2018  
MSA VH Committee Room – 7.00pm**

**No. 48**

**UPDATE OF PROGRESS IN PLANNING BY REPRESENTATIVES OF CAMELCO.**

Presented by Jo Tasker of Ken Parke Planning Consultants , Richard Smith of Bracken Developers, and Ron Taylor Architect.

An outline plan was circulated beforehand along with a pre-application informational booklet. It consists of 75 dwellings, mostly 2/3 bed with just a few at 4 bed, along with 1 or 2 bed flats, pepperpot social or affordable housing, with amendments to the GP allocation (probably flexible work units). They discussed the advice so far from the planning authority, suggesting varying the height (to become 3 storey) of one block of buildings. The team expressed concern about the Pre-School provision, with flats above, Bracken to contact Liz Dyer (pre-school leader) to discuss the building and outside space. A green space has been designated right over the site of the existing lagoon.

Of the ongoing investigations, the Woodland will be assessed as Offset equivalent, there will also be an ecology report. We have asked for copies of each as soon as possible. Questions were asked about sewerage plans, questions remain about the solutions for surface water removal.

**Working Party Meeting Commences**

1. Present: Sue Cherry SG, Ronald Hogg RH, Michael Hopper MH, Dave Gould, Sue Gould SG, and Jo Witherden JW
2. Apologies received from Richard Macnair RM and Pam Shults PS
3. Minutes of Meeting No.47 were agreed
4. No matters arising from meeting not covered by the Agenda
5. Constitution – There were no declaration of Interest based on this Agenda.
6. Visit to Deverel Farm by SG and JW. A family run farm that has diversified to use, update and expand redundant agricultural barns for industrial service and manufacturing businesses, ideal for suitable expansion. Draft plan to be adjusted to take account of different business needs to the other businesses in the parish.
7. Review of documentation
  - a. AECOM – despite further attempts at contact with Locality , no movement in permitting the completion of the previous advice. Decision to go ahead with submission with the understanding that there may be minor updates, if any. JW to continue to harass.



- b. Summary of responses table with proposed actions updated. The few outstanding issues were discussed, and should be resolved. Draft Plan updated accordingly (tracked changes document sent out).
  - c. Basic Conditions statement: JW to put together showing all conditions met. Group to proof read.
  - d. Consultation Document to be checked and updated before sending out for proof reading. All referenced large docs to be placed on PC website with links when suitable.
  - e. Employment Needs Report has gone out for proof reading
  - f. Local Green Space Report needs proof reading
  - g. SEA – no amendments needed, unless Bracken (Camelco) inform otherwise.
8. After discussion it was decided to submit the Draft Plan to the Parish Council (October meeting) for their views and hopefully approval.
  9. Other Site Updates – Huntley Down, has resubmitted amended plans, the PC have successfully asked for an extension to the deadline and have requested that the NPG provide a document to support the PC response.
  10. Reporter Article – Pictorial Draft approved, SG to improve resolution etc.
  11. Any Other Business – Ladybirds preschool (Liz Dyer) have submitted a site by site appraisal of site suitability for the preschool. End decision was that, although Homefield site was preferred, it was acknowledged that Camelco site was more likely to be viable in terms of completion.
  12. Date of (and Items for) Next Meeting – to be arranged, agreed by team that any decisions about documentation can be made by email. Estimated 3 months.