

GREAT ADDINGTON PARISH COUNCIL

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Neighbourhood Plan Steering Group Meeting

Wednesday 31 January 2024 & 18 February 2024, Memorial Hall

Minutes

1. Present on 31 January 2024:

Jan Baines, Jo Blackburn, Stephen Chard, Sue Cole, Chris Dean, Pam Dean, David Harlow, Liz Harlow, Cllr Helen Hoier (Chair), Nick May, Cllr Wendy Pidd, Elaine Scott (Clerk to GAPC), Cllr Mike Scott

Present on 18 February 2024: Catherine Baines, Jan Baines, Jo Blackburn, Stephen Chard, Sue Cole, Chris Dean, Pam Dean, David Harlow, Liz Harlow, Cllr Helen Hoier (Chair), Nick May, Elaine Scott (Clerk to GAPC), Cllr Mike Scott
Two members of the public were in attendance.

2. Apologies on 31 January: Catherine Baines

Apologies on 18 February: Wendy Pidd

3. Minutes of the meeting held on 17th January 2024

These were accepted as an accurate record of the meeting.

4. Any declaration of interests relating to this agenda.

On 31 January Cllrs Hoier and Pidd declared an interest in agenda item 5, due to the proximity of their houses to the proposed housing sites.

On 18 February Cllr Hoier declared an interest in agenda item 5 due to the proximity of her house to the proposed housing sites.

5. Potential housing sites – discussion/potential choice of site for inclusion in draft Pre-Submission Neighbourhood Plan

A document containing all comments and preferences expressed by residents at and following the Consultation Event on 27th January had previously been circulated to the Steering Group. The Clerk presented a summary of the points and questions raised by residents, and there was a full discussion on the pros and cons of each site.

Also circulated had been amended proposals for both Site B (North) and Site C (South) received from the landowners/developers following feedback from residents received on 27th January. The need for a further public consultation to review the amended proposals was discussed, but it was agreed that there would not be a further round of consultation as site selection was the responsibility of the Steering Group primarily.

It was agreed by the group that the amendments to the Site B (North) proposal mitigated the main objection to Site B, which was concern that the land to the rear of the plan shown could also be developed in the future, leading to a much larger development than was acceptable to residents.

The site selection was put to the vote, and all those who voted were in favour of Site B (North) being selected, but subject to a number of reassurances and some further information from the landowner/developer. It was agreed that the vote would only stand if the necessary conditions were met.

At 10.00 p.m., after two and a half hours, it was agreed to adjourn the meeting until 18th February 2024.

**At 4.00 p.m. on Sunday 18th February 2024 the meeting reconvened.
Agenda item 5 - continued from 31st January.**

A letter from the developer for Site B (North) setting out the landowner's responses to the questions and conditions set out on 31st January had been previously circulated to the Steering Group. Discussion followed on the detail of the reassurances offered by the developer. Steering Group members voiced a desire for further consultation about the management group for the Public Amenity Green Space, and for representation on that group.

The Chair, Cllr Hoier, asked Steering Group members to decide if the conditions relating to land at the rear of the North Site have now been met.

This was put to the vote, and a clear majority agreed that the conditions related to the rear of North site B have been met. It was RESOLVED the vote taken on 31st January in favour of Site B (North) being the preferred site for inclusion in the draft Pre-Submission Neighbourhood Plan stands.

6. Pre-submission draft of Neighbourhood Plan

Prior to the session on 18th February, a printout of V5 of the draft Pre-Submission Neighbourhood Plan had been circulated to Steering Group members for comment.

The comments were subsequently sent to the consultant for inclusion in V6 of the NP where appropriate. It was agreed that The Clerk would circulate a copy of V6 plus a copy with tracked changes to members, for a final check on accuracy.

It was agreed that a WhatsApp poll would be used to confirm whether members of the Steering Group are in agreement that V5 should be recommended to the Parish Council for approval at their meeting on 13th March 2024.

7. Any other business

A number of questions relating to the draft Neighbourhood Plan generally, and some relating specifically to Site B, were raised to put to our consultant and/or to the developers. The Clerk noted all the questions and will report back to the Steering Group.

The Clerk advised that a newsletter will be sent out to all residents when the Parish Council sends out the Pre-Submission Neighbourhood Plan for consultation. This newsletter will be used to answer FAQs raised by residents and by steering group members.

Members also raised the issue of future offers of sites, and how the Neighbourhood Plan would be reviewed going forward to take account of any future offers. Cllr Scott said that there would be an annual agenda item for the Parish Council to review the Neighbourhood Plan.

8. Action points

- Document to be sent out by the Clerk and Steering group members to reply to poll sent out via WhatsApp
- Any additional comments to be sent via email to the Clerk.

9. Date of next meeting – to be confirmed.