

# SHERBORNE ST JOHN NEIGHBOURHOOD PLAN

## STEERING COMMITTEE MEETING

Minutes of the Steering Committee Meeting held on Thursday 15<sup>th</sup> January 2015 at 6.30p.m at The Old Post Office Kiln Road.

### **Present:**

Julian Crawley	Chairman	Mike Harrison	Harold Hatt
Syd Abraham		Penny Mayo	Administrator

### **1.15. Apologies for absence**

Apologies were received from Richard Morgan, Linda Agnew, Natasha Rougier & Jayne Tomlinson.

### **2.15. Minutes of the meeting 27<sup>th</sup> November 2014**

After slight amendments the minutes were agreed as accurate and signed by the Chairman Julian Crawley.

### **3.15. Matters arising from the Minutes**

108.14. Evidence Base. The website has now been updated so no more problems are expected.

The reports are still needed for Business & Employment, Environment and Social Services.

**LA/MH/SA**

Mike Harrison will produce a short interim report on the environmental situation, as the wildlife mapping will take at least a year to complete, Syd Abraham will submit a short report on business & employment and the administrator will confirm that the transport report submitted by Richard Morgan is complete.

**PM**

### **4.15. Questionnaire/ Survey Monkey Analysis**

104.14. Further questionnaires were sent to some addresses who had recorded that adult children were still living at home to try to get input from a younger group of residents on the future of the Parish. Only one reply was received.

Linda Agnew has supplied detailed analysis of the results by e mail and will write a report identifying the main points for consideration when writing the Neighbourhood Plan.

### **5.15. Development Assessment Group Results of potential sites**

Some sites identified cannot now be considered due to BDBC instructions that any sites for inclusion must be for 5+ houses. This has limited the options available.

The Committee reviewed the identified site locations as included in the Questionnaire and with the 5+ minimum requirement only some were deemed large enough – Rydon Homes (2 sites), Bob's Farm Vyne Road, area next to Hilltop, West of Elm Road/Manor Rd ( within the proposed strategic gap) and south of Dixon's corner.

The Chairman or Administrator will contact all identified potential developers to ask if they still wish to be considered.

**JDC/PM**

Actions to be taken:

Bob's Farm – meeting arranged with the agent on Monday 19<sup>th</sup> January to discuss their plans.

Harold Hatt will contact Mr Aubrey to discuss options & arrange a meeting with Committee members.

**HH**

Harold Hatt will also arrange a meeting with his agent Ian Lassiter, who is at present applying for a change of use for the disused barns on Weybrook Farm which abut the Golf course (A340). There are already 3 houses on the site so potentially could provide a site for 5+ new houses. (Noted new e mail address haroldahatt@hotmail.com).

**HH**

Julian Crawley will contact Mrs Lewis to discuss options.

**JDC**

### **6.15. Meeting Developers update**

Members of the Committee met with Rydon Homes on Thursday 8<sup>th</sup> January to investigate their plans for 2 sites in the Village, Cranesfield & Cranes Road (which is potentially in the proposed strategic gap) NP Reference 25.04.62c. They wish to build more homes that is required by the draft Local Plan (approximately 15 over 5years) – site one 15-20 and site 2 20-30 homes.

Should they be successful they offer various options for Parish improvements – to build a 'shell' shop with flat above or/and a country park area all of which would be handed over to the ownership of the Parish.

One problem emerged, the issue of 'the 40% affordable housing requirement' needed in all developments. It is unsure whether the number included in the Marnel Park DWH's development will be seen as sufficient for the Parish need. This matter needs to be resolved with BDBC as it affects what any developer has to provide.

**7.15. Consultation Feedback Exhibition. Booked for Saturday 14<sup>th</sup> March 2015**

The following need to be ready for display at this event:

Results of the Questionnaire

Details of proposals to be included in the Neighbourhood Plan

Identified sites – showing plans of what is proposed if possible by site and showing which the Committee feel are acceptable and in line with the parishioners expressed views from the Questionnaire.

**8.15. Workshop 27/28<sup>th</sup> January 2015**

A workshop meeting has been arranged with Alex Munro, one of the consultants, for Wednesday 28<sup>th</sup> January 2015 at 6.30p.m. in the Chute Pavilion:

To review the results from the Questionnaire

To agree a letter which details the Committee's strategy to BDBC - see Julian Crawley's Draft report NP Ref 36.03.01

To review Development Options/Assessments

To review and ensure all information etc is ready for the Consultation event 14<sup>th</sup> March 2015.

**9.15. AOB**

Wildlife Plan/Mapping

a. Hedgerows. Need to identify landowner who will allow access – Mr Horton, National Trust, Mr Hatt

b. Volunteers. Mike Harrison is still in need of more volunteers to help collect the data for wildlife mapping. (Moths – Nick Montigriffo, Birds - Cookes) He and the Administrator will produce an advert for the Villager asking for interested people to volunteer to help. **MH/PM**

There may be a need for funds to pay for training for volunteers in how to note and record data.

10.15. Date of next Meeting

The next meeting will be held on **Thursday 5<sup>th</sup> March 2015** at 6.30p.m. at the Old Post Office, Kiln Road

**NP Ref 33.02.15**