

**The Winterbournes Neighbourhood Plan Steering Group (NPSG)
Minutes of the 47th meeting held on 26 November, 2018**

Attendance: Andrew Argyle (AA) Chair, Charlie Bruce-White (CB-W), Chris Campbell-Jones (CCJ), Maureen Atkinson (MA), Barry Lake (BW), Peter Biggins and Mervyn Pannet (MP)

1. **Chairman's remarks.** The Chairman and members of the NPSG were keen to voice their thanks to Richard Folkes for again allowing the group to use his premises for the meeting.

2. **Apologies received from:** Gaenor Noakes (GN), Richard Folkes (RF) and Dan Steadman (DS).

3. **Minutes of the last meeting.** The minutes of the last meeting (46th) held on 10 September, 2018 were accepted and approved.

4. **Matters arising.** None.

5. **NP Update.** The Chairman thanked CB-W for his work on producing Chapter 3 of the draft NP (v.1), together with Chapters 2 and 4, which had been circulated to members of the NPSG for comment. CB-W then provided an update on the production of the SEA. The Consultant had just today completed a first, working draft which CB-W would circulate to the NPSG. The consultant would expect to complete the SEA in January, by which time she would have received a more complete version of the NP to work from. No immediate 'showstoppers' had been identified.

Action: CB-W

CB-W then went on to refresh the NPSG on the reason why a SEA was required, which was essentially due to concerns over the proximity of new houses on The Portway site to the Conservation Area. Once the draft NP and the SEA are completed, the next stage in the process would be to present the draft to the Parish Council for agreement, and consult with the community. MP kindly volunteered to undertake the planning and management of this activity. It is likely that a letter would be delivered to each parishioner advising that the drafts would be available on line. Those few who do not have access on line could, perhaps, request a hard copy. A village meeting would follow to endorse the draft NP. The views expressed by the community would inform the final version of the NP which, with the endorsement of the Parish Council, would then be formally presented to Wiltshire Council. On this basis, the timeline would suggest that the draft NP would be available at the end of January with consultation ending in February and submission to the Wiltshire Council in March 2019. The Link Officer would be available to advise the NPSG, where necessary.

The NPSG went on to consider the draft Chapter 3 – Housing, which everyone agreed was a substantial piece of work, simply set out and well-written with the prose clear and concise. MP made the point that where the word 'policy' was used the language used should be more assertive (eg see Policy H1 delete the word "seek"). Also, at the end of Chapter 3, it would be useful to have a summary table showing the number of houses proposed at each of the three sites (totalling 19), with the inclusion of a map showing all the sites on one page.

47th NPSG draft minutes v.3 dtd 02.01.19

There is an issue, particularly with Rose Farm in mind, whether planning applications approved prior to the issue of a NP can be counted in the total number of dwellings put forward in the NP. It is the case that the numbers of new dwellings required today in the Amesbury Community Area are less than when the Core Strategy was promulgated, but the target will change constantly as new initiatives are rolled out by the Council. We should, therefore, adhere to our current plans. On the subject of 'affordable housing', the parishioners were proposing 9 affordable new houses based on people known to them who might want to move into the Winterbournes, and looking at an original projection of c 25 to 30 new homes in total. It is most unlikely that this could be achieved now with a reduction to 19 new houses in total, roughly the number envisaged as the maximum required by the community at large.

Regarding the policy for "appropriate landscape treatments", (see Policy D1) these will become apparent before development begins, but perhaps the term 'treatments' could be defined or even just write "appropriate landscaping".

Then next chapter that may require more work is 'Green Space Designations', although MP had already covered a lot of ground on this topic. CB-W and MP would together discuss what was needed to complete the chapter. The remaining chapters, although required, are not significant pieces of work, especially the chapter on 'Facilities and Services' as the parish does not enjoy a large number of these (ie shop, garage, public house, Glebe Hall, primary school and churches) and there are already policies protecting community facilities in the Core Strategy. It is perhaps unnecessary to have a separate chapter on 'Business' due to overlaps within the 'Facilities and Services' chapter. There will also be a chapter on 'Infrastructure/Transport' to include the Amesbury/Salisbury cycle route and car parking for the primary school although these are objectives rather than policies. The NP would complement the work of the Parish Council where these objectives are concerned.

6. Planning Applications.

- Black Horse Lane (16/10998/FUL). Remains under consideration.
- Rose Farm (18/10112/FUL). The owner has sold a parcel of land on the site and a planning application has been submitted by the new owners for one new dwelling. Comments are invited until 5 Dec 18. It does raise the question of whether a 3rd dwelling, as envisaged by the emerging NP, is still feasible and so CB-W will investigate.

Action: CB-W

- Bourne Beeches, Hurdcott (18/01396/FUL). The original bungalow has been levelled and building work will commence shortly.

The NPSG agreed that it would be sensible to include a recent planning application, namely the land at the rear of Chesterton on the Gomeldon Road. The plan is for the construction of a detached dwelling with parking and new access off Salt Lane (see 18/09807/FUL).

7. Other NPs. No new issues to discuss.

47th NPSG draft minutes v.3 dtd 02.01.19

8. **AOB** None.

Next Meeting: Monday 21 January 2019