

MINUTES OF BEARLEY NEIGHBOURHOOD PLAN STEERING GROUP MEETING

Tuesday 16th February 2016 at 7.00pm Bearley Village Hall

PRESENT: Stephenie Hawkins, (Chair), Caroline Taylor, David Hotten, Ken Lillie, Cllr Arslan Erinmez, Carolyn Phillips (Secretary), James Maiden

APOLOGIES: Jo Wall, Jonathan Smith, Steven Evans

ATTENDING: Richard Le Page and John Inman (residents)

No conflicts of interest declared.

TO CONSIDER THE BUILT UP AREA BOUNDARY FOR BEARLEY

The NPSG considered the Possible Built Up Area Boundary (BUAB) for Bearley as proposed by the District Council. This followed the meeting with the District Council on 21st December 2015 at which they confirmed that they will include a BUAB for Bearley in the Site Allocation Plan (SAP), and provided an opportunity for Bearley Parish Council to comment on the possible BUAB in advance of the formal consultation on the SAP timetabled for March 2016.

The NPSG confined their consideration of the possible BUAB to high level matters (i.e. matters of detail such as the extent of gardens associated with individual properties was not considered). In particular, the NPSG considered whether the possible BUAB should be amended to:

- a) Exclude Bearley Green/upper play area.
- b) Exclude the meadow between Church Lane/Ash Lane/Snitterfield Road.
- c) Include the part of Bearley Cross that falls within Bearley Parish.

The NPSG took account of discussions with the District Council in respect to points for clarification and confirmation of their deliberations, and Annexe 3 (Guidelines for Defining Built Up Area Boundaries) of the Local Plan Review (July 2006), which the District Council has confirmed as informing the Possible BUAB.

The outcome is that the NPSG agreed to advise the Parish Council to broadly support the BUAB subject to an amendment to exclude the meadow between Church Lane/Ash Lane/Snitterfield Road. The amendment is sought as:

- a) As a meadow it clearly falls to be defined as 'non-urban' and, as such, should be excluded from the BUAB, in the spirit of guidelines within Annexe 3 of the Local Plan.
- b) The amendment does not unduly fragment the BUAB – other such open countryside bounded by built development on all sides has been excluded (i.e. land bounded by development on School Lane/Snitterfield Road/Grange Road/Oak Tree Close), and the meadow can be drawn as contiguous with this open countryside.

It was considered that Bearley Green/upper play area is afforded protection being within the control of the Parish Council and that exclusion would lead to an unduly fragmented boundary. The inclusion of Bearley Cross was not supported at this stage, on the grounds that:

- a) There is a degree of separation from Bearley Village.
- b) Bearley Cross is split between Bearley and Wootton Wawen Parishes.
- c) There are no known current development opportunities (despite the Parish Council seeking intentions from the owner of the Golden Cross site).

It was noted that the District Council have confirmed that a Neighbourhood Plan could be prepared at any point, as such providing an opportunity to seek to amend the BUAB in the future if circumstances change.

Action: Stephenie to inform the Parish Council of the outcome of the NPSG's consideration of the BUAB, together with Draft Representations for their consideration and amendment/submission to the District Council as appropriate. **[Post meeting update:** Stephenie informed the Parish Council, with Draft Representations, by email on 17 February 2016. Unfortunately the Parish Council has been delayed in considering the NPSG's advice and making representations to the

District Council, due to illness of a Councillor. Cllr Erinmez has confirmed that the Councillors will be considering the BUAB on Thursday 25 February. Cllr Erinmez has been in contact with the District Council to notify them of the delay.]

TO CONSIDER THE APPLICATION FOR RESIDENTIAL DEVELOPMENT AT PLANET EMBITIONS, AIRMANSHIP HALL, 16/00164/FUL AND TO MAKE RECOMMENDATIONS TO THE PARISH COUNCIL

The NPSG considered the above application for demolition of an existing building and erection of four dwellings.

There was general consensus that the principle of redevelopment of the site for housing could be supported. This reflects that the proposal would redevelop a brownfield site and, on the basis of the calculations within the supporting Planning Statement, would not have a greater impact on the openness of the Green Belt (whilst the footprint of buildings would marginally increase, hard surface areas and volume of buildings would decrease considerably). The proposal is therefore considered to not be inappropriate development in the Green Belt, falling within an exception within the NPPF. In addition the principle of development was supported as it would keep the site in beneficial use, without harm to Bearley.

Design was a more debated element with some members supporting the design and others being less than convinced of its merits. However, the majority of members supported it.

Consequently, the NPSG advise the Parish Council to support the application, subject to the District Council being satisfied in respect of technical matters (e.g. trees and ecology).

Action: Stephenie to inform the Parish Council of the outcome of the NPSG's consideration of the application, together with Draft Representations for their consideration and amendment/submission to the District Council as appropriate.

[Post meeting update: Stephenie informed the Parish Council with Draft Representations by email on 16 February 2016.]

DATE OF NEXT MEETING

The next meeting will consider whether Bearley should pursue a Neighbourhood Plan at this stage, taking account of the outcome of discussions with the District Council.

Date to be arranged **[Post meeting update:** The timing may take account of the timescales, as yet unknown, for the issue of the Inspector's report on the Core Strategy, and the SAP consultation document.]