

MINUTES OF BEARLEY NEIGHBOURHOOD PLAN STEERING GROUP MEETING

Wednesday 21st October 2015 at 7.30pm Bearley Village Hall

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

APOLOGIES: Cllr Jo Wall, James Maiden, Jonathan Smith, Steven Evans

ATTENDING: Jo Le Page, Richard Le Page (residents)

No conflict of interest declared.

RESPONSE FROM DISTRICT COUNCIL ON POINTS FOR CLARIFICATION

The Bearley Neighbourhood Plan Steering Group (NPSG) meeting of 3 August 2015 considered the District Council's Core Strategy and implications for Bearley Neighbourhood Plan, in particular whether Bearley should pursue a Neighbourhood Plan or seek to influence the Site Allocations Plan. Following this, as agreed, Bearley Parish Council submitted points, asking for clarification, to Matthew Neal, the District Council's Neighbourhood Planning Officer, and also invited him to attend the next meeting of the Bearley NPSG.

Matthew initially declined the invitation to attend the meeting, but did respond in writing to the points raised. Matthew has subsequently agreed to a meeting, but at this point it is felt that it would be more beneficial to have a meeting with planners that are responsible for the preparation of the Site Allocations Plan.

Initial thoughts of the NPSG on the response from Matthew were sought and circulated in advance of the meeting. The NPSG consider that the response from Matthew does still leave points requiring further clarification. It was agreed that the NPSG's thoughts on Matthew's response now be sent to Matthew asking for further clarification, with a request for a meeting at Stratford District Council's offices between representatives from the Neighbourhood Steering Group, including a Parish Councillor, (Stephenie Hawkins / Cllr Erinmez), and District Council Officers, in particular an Officer with responsibility for the Site Allocations Plan.

Stephenie is to directly send the NPSG's thoughts on the points for clarification to Matthew Neal, with a request for a meeting. The thoughts are to be as previously circulated, with the exclusion of NB items (which are for later NPSG consideration) and with an addition to ask for clarification that if Bearley were to leave the village boundary to the Site Allocations Plan to define, then changes take place in the future - e.g. a currently developed site outside the boundary is vacated - would we be able to re-visit the boundary of the village with a view to changing it.

ANY OTHER BUSINESS

Manor Cottage

A revised planning application has been submitted to build one (previously two) new dwelling on land at Manor Cottage. However, concern expressed that the Parish Council had not shared this application with the NPSG or sought the Group's views in accordance with the NPSG's Terms of Reference. It was noted that the Parish Council had submitted a "no representations" response.

The NPSG considered the new planning application. It was acknowledged that the new proposal is an improvement and is more in scale to its surroundings, but the Group considered that there were matters of principle in relation to development of the site and that the four reasons given for the initial decision to refuse planning permission still stood - i.e. harm to the green belt as it is not limited infilling and would result in a loss of openness, harm to rural character of the village, harm to the listed building of Manor Cottage and its group setting, and harm to the Conservation Area.

It was agreed that the NPSG advises the Parish Council that it withdraws the "no representations" made and now objects to the planning application on the grounds that all four points of refusal from the original application still stand.

Stephenie is to inform the Parish Council of this advice with draft representations for their consideration and, if appropriate, action. [Post meeting: Email sent to Parish Council 21 October 2015, all NPSG members copied in.]

Cllr Erinmez agreed that, in future, all planning applications will be forwarded to the NPSG for consideration and comment. Cllr Erinmez to action.

Golden Cross

The owners of the Golden Cross have approached the Parish Council with a request to present proposed changes to the site. Agreed that it would be beneficial to hear about these proposals and it was considered that the owners could be invited to attend the next Parish Council meeting (16th November).

Cllr Erinmez to discuss with other Parish Councilors and action as appropriate.

Gliding Club

The Gliding Club have submitted an appeal to change two of the conditions that apply to their use of motorized gliders:

- Three year temporary consent – request to make this permanent
- Restricted number of flights allowed per annum of touring motorised gliders to be removed

Closing date for comments is 13th November.

Discussion about noise report. After discussion, suggested that an approach to this could be to commission an independent review of the noise report. This would then give a final outcome as to whether there is a noise problem and whether the noise report is robust.

Matter for the Parish Council. Cllr Erinmez to action as considered appropriate.

Gypsy and Traveler Local Plan

Consultation document published by District Council. Consultation closes 30th October.

Approach to sites within green belt and possible nearby safeguarded/allocated sites discussed.

Agreed of no concern to Bearley.

DATE OF NEXT MEETING

To be arranged following outcome of request for further clarification from, and a meeting with, the District Council.