

SWANTON MORLEY NEIGHBOURHOOD PLAN STEERING GROUP

A meeting of the Swanton Morley Neighbourhood Plan Steering Group was held in Swanton Morley Village Hall on Monday 7th November 2016. The meeting commenced at 7pm.

Present: Mr R. Atterwill (Swanton Morley Parish Council) Chairman
Ms Y. Hendry (Greengate resident) Vice Chairman
Mr G. Curran (Keith Road resident)
Mr L. Brooks (Keith Road resident)
Mr S. Westbury (Parish Councillor)
Mr S. Taylor (Liberator Close resident)
Mr D. Sadler (Town Street resident)
Mr G. Palmer (Rectory Road resident)
Mr J. Rodrigues (Local Businessman)
Mr S. Vincent (Abzag – Neighbourhood Plan Consultant)
Mrs F. LeBon (Clerk to Swanton Morley Parish Council)
There were no members of the public in attendance

Time Allocated to the Public

No matters raised

1) Welcome

Mr Atterwill welcomed everyone to the meeting and thanked them for attending.

2) To Receive Apologies for Absence

Apologies for absence were received from Mr R. Brownlow and Mr J. Keith

3) To Receive Declarations of Interest

Mr Westbury declared a personal interest in the 'views' section of the policies

4) To Agree Minutes from 17th October 2016 as a True and Accurate Record of the Meeting.

Mr Brooks proposed that the minutes be accepted as a true and accurate record of the meeting, seconded by Mr Taylor and carried.

5) To Receive Matters Arising from Minutes 17th October 2016

None raised.

6) To Consider the Initial Draft of the Swanton Morley Neighbourhood Plan

Mr Vincent had provided an updated version of the policy discussion document for members to consider. This focussed on policies which had yet to be agreed.

Policy 2b: Enabling Growth on Sites LP(098)014 & LP(098)016

This policy detailed what infrastructure improvements would be required should development occur on sites 014 and 016.

School traffic was discussed and it was agreed that a layby opposite the school would not be sufficient to assist with the current level of traffic using the school, let alone any increase in traffic. It was noted that a change in MoD rules means that a bus belonging to the MoD cannot be used to run from the base to the school, as was allowed previously when the Light Dragoons were based at Robertson Barracks.

Mr Atterwill provided photos of the school run traffic at Swanton Morley, and an example of an off road car park at Wicklewood school.

Ms Hendry raised concerns that assisting with parking will encourage people to use cars for the school run.

It was agreed that an off road car park for at least forty cars was required, with a safe crossing point across the road to the school.

Mr Palmer will try to obtain details from the school on how many cars are used for school travel.

Mr Westbury raised the need for screening between the proposed layby opposite the cemetery, and any housing behind it. It was agreed that the layby should be screened with hedging and that dwellings boarding the layby should be no more than 1 ½ storeys high.

Policy 3b: Affordable Housing on Exception Sites

After typographical errors to numbering were corrected, the policy was agreed as:

Development of affordable housing on an exception site may be permitted where it satisfies the requirements of Breckland Council's Policy DC5 and the following additional requirements:

- a. local support for the proposed site is given by the Swanton Morley Parish Council;
- b. dwellings will be allocated to those with a connection with Swanton Morley in perpetuity, as defined in the cascade in the Swanton Morley Neighbourhood Plan Policy 3 Local Lettings.

The ambition was agreed as:

This policy seeks to create clarity of outcome where 'exception site' development occurs in Swanton Morley; ensuring local support for such proposals is given and those with local connections to Swanton Morley (as defined in Policy 3: Local Lettings of the Swanton Morley Neighbourhood Plan), who are on the housing register, to have the ability to access affordable housing in Swanton Morley.

Policy 3c: Delivery of Planning Obligations

The policy was agreed as:

The Local Planning Authority and Swanton Morley Parish Council will work together on any proposed planning obligations to be committed to under a Section 106 agreement; to draft heads of terms and agree specific specifications and delivery requirements.

Swanton Morley Parish Council will be a signatory to all Section 106 agreements within the parish of Swanton Morley.

The ambition was agreed as:

This policy seeks to enable local knowledge and involvement by Swanton Morley Parish Council to deliver better outcomes for local residents of Swanton Morley through planning obligations.

Mr Vincent is to fine tune the evidence provided by the Clerk to justify this policy.

Policy 7: Important Views

Some views to be considered were included in the discussion document. Mr Westbury provided another view to be considered. He also raised that one of the views (from the top of Primrose Lane) may not be accessible from 2018 as this was taken from a permissive pathway.

Mr Westbury wished for the meeting to consider the view from Hannah Road/Worthing Road but also declared to the meeting that he lived in this area.

Mr Atterwill felt that the views in the document tied in with Breckland District Council's Landscape Sensitivity Report as views over an area of SSSI, and advised that Mr Westbury needed to justify the view, as he felt the picture only showed fields and skies.

Mr Westbury advised that the tree line was the only woodland area in Swanton Morley, and the extent of the view was to half way to the coast, as far as Swanton Novers. There was also a lot of wildlife on this field, and deer can be regularly seen. He also stressed that this view is taken from a public footpath where many people walk along each day, whereas the view from Primrose Hill was only seen by a minority of people.

Mr Atterwill asked Mr Vincent what an examiner would think about this view. Mr Vincent clarified that it wouldn't necessarily be thrown out.

Mr Atterwill queried whether Mr Westbury had a financial interest in this view. The Clerk clarified that he did not have a DPI.

Mr Westbury proposed that people review all views put forward, and consider putting forward their own views, along with justification for these views, and defer the decision until the next meeting. Mr Atterwill stressed that there was a tight timetable to adhere to and people have had months to put forward views for consideration. He had already noted activity along Rectory Road and was concerned that a planning application could be forthcoming.

There was no second to the proposal.

Mr Taylor suggested putting forward all the pictures to the pre-submission consultation. Mr Curran agreed, suggesting that the public could then vote on the pictures.

Mr Vincent advised that only the policies will be displayed as part of the pre-submission consultation. Things can be changed after the pre-submission consultation, but it would be better to get it right in the first place.

Ms Hendry felt that the pictures in the document could have been taken anywhere and preferred the view provided by Mr Westbury.

Mr Taylor will take some better quality pictures of the views already provided in the document.

It was agreed to put in all four pictures of views (the three within the discussion document and the one provided by Mr Westbury) and let the examiner state if they want less.

Policy 9b: Housing Mix

The Clerk provided the evidence regarding the housing numbers and affordability. Mr Atterwill raised concerns about having a maximum number of houses, as this would preclude 100% two bed developments such as Woodgate Park. The policy was agreed as follows:

Developments of ten or more dwellings must provide a mix of dwelling sizes (market and affordable) that fall within the following ranges:

- 1-bedroom dwellings: Minimum 10% of dwellings
- 2-bedroom dwellings: Minimum 30% of dwellings
- 3 +bedroom dwellings: Developer choice

In instances where the proportion of a particular dwelling size does not reach an exact number of dwellings, then the developer has the choice of whether to deliver the lower 'whole dwelling' figure or the higher 'whole dwelling' figure.

In matters other than policies, Mr Atterwill provided a document which showed historical pictures of Swanton Morley, compared with modern ones, so show the changes that have already occurred in the village. Mr Atterwill also read out the foreword to the plan, which emphasised the fact that the village is always growing and does not stand still.

7) To Consider any Further Matters Relating to the Neighbourhood Plan

None

8) To Agree Items to be Considered by Swanton Morley Parish Council

The document needs to be with the Parish Council, at least one week prior to the Parish Council meeting.

9) To Agree Date and Time of Next Meeting

Monday 5th December at 7pm. (Mr Palmer provided his apologies).

The meeting closed at 9.35pm

_____ (Chairman) _____ Date