

## **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 4<sup>th</sup> April 2016. The meeting commenced at 7pm.

**Present:** Mr S. Vincent (ABZAG – Neighbourhood Plan consultant)  
Mr J. Keith (Local Land Owner and Businessman) Chairman  
Mr R. Atterwill (Swanton Morley Parish Council) Vice Chairman  
Mr S. Westbury (Swanton Morley Parish Council)  
Mr S. O'Dowd (Swanton Morley Parish Council)  
Mr K. Tidman (Swanton Morley Parish Council)  
Mr S. Taylor (Liberator Close resident)  
Mr G. Curran (Keith Road resident)  
Mr L. Brooks (Keith Road resident)  
Mr J. Rodrigues (Local Businessman)  
Ms Y. Hendry (Greengate resident)  
Mr A. Sommerville C.P.M. (Gooseberry Hill resident)  
Mr G. Palmer (Church Warden and Rectory Road resident)  
Mr D. Sadler (Town Street resident)  
Ms L. Battle (Woodgate resident)  
Mrs F. LeBon (Clerk to Swanton Morley Parish Council)  
And 7 members of the public

### **Time Allocated to the Public**

Mr Woolnough queried whether the land on Bedingfield Road would still be in the Neighbourhood Plan, despite members of the public voting against development of 102 houses on this site. Mr Vincent advised that all areas of the village within the parish boundary are in the Neighbourhood Plan. Mr Atterwill clarified that the Parish Council has objected to this area of land for development, however the Parish Council has mooted that it might serve the village better as green open space.

### **1) Welcome and Introductions**

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

### **2) To Receive Apologies for Absence**

Apologies for absence were received from:

Mr B. Marsham (Swanton Morley Parish Council)

Mrs C. Taylor (Liberator Close resident)

Mrs B. O'Dowd (Swanton Morley Parish Council)

### **3) To Receive Declarations of Interest**

Mr Sommerville declared interests in area of land 098[009] as a near neighbour.

Mr Keith declared interests in areas of land in Swanton Morley belonging to him. He further advised that, having received advice, he feels that it would be difficult to Chair the Steering Group based upon the level of interests he has in the village and felt it would be in the interest of the Steering Group if he stepped down from Chairing the group. After a proposition from Mr Keith, it was agreed that Mr Atterwill should become Chairman of the group.

*Mr Atterwill Took the Position of Chairman*

The Clerk clarified that Mr Keith had not acted improperly in any way in his Chairing of the previous meetings. It was just felt that a Chairman with extensive areas of land in the Neighbourhood Plan area could cause problems with public perception.

#### **4) Minutes from 13<sup>th</sup> February 2016 to be Agreed and Signed**

Mr O'Dowd proposed that the minutes be signed as a true and accurate record of the meeting of 13<sup>th</sup> February 2016, seconded by Mr Rodrigues and carried. The minutes were signed by Mr Atterwill.

#### **5) To Receive Matters Arising from Minutes 13<sup>th</sup> February 2016**

The Clerk advised that a productive conversation had been had with Dereham Town Council about a coalescence zone between Dereham and Swanton Morley. Dereham Town Council were very open to this and will contact the Clerk when they have their next Steering Group meeting.

Mr Keith raised concerns about the outline planning application for 216 dwellings on the Swanton Road in Dereham. This is to be placed on the agenda for the Parish Council.

Concerns were raised about speeding traffic in the village and Mr Westbury asked if speed calming measures could be put in the Neighbourhood Plan. Mr Vincent responded that they could be as an aspiration.

#### **6) To Receive Neighbourhood Plan Progress Report**

Mr Vincent advised that the progress report had been sent to all members. This detailed:

- The drafting of the Sustainability Appraisal Scoping Report is going well; this report contains 'base line' data for Swanton Morley which is being used to identify the sustainability issues and to develop the Sustainability Framework that will be used to 'test' the Neighbourhood Plan. This report will be subject to statutory consultees (the Environment Agency, Historic England and Natural England).
- The feedback from the last community consultation event has been collated and analysed; it will be reviewed by the Steering Group and used as the basis to identify the emerging policies for the Neighbourhood Plan.

#### **7) To Receive Update on Breckland's Site Allocations Consultation**

The Clerk reported that the Parish Council had taken on board all the Steering Groups comments about the sites that had been put forward in the village for potential development. The Parish Council was in agreement with all comments and had as such submitted these to Breckland District Council. Mr Atterwill advised that the site specifics would form a part of Breckland District Council's next Local Area Plan working group, but this meeting has yet to be arranged.

#### **8) To Receive Emerging Policy Statements Discussion Document**

Mr Vincent had provided the Steering Group with the results of the previous community meeting and advised that this document would form an appendix to the Neighbourhood Plan as evidence of community engagement.

Mr Atterwill raised concerns that the document does not show any vision for housing or growth in the future. He suggested re-consulting the public on just the preferred areas for housing.

Ms Hendry suggested using the 'planning for real' process and raised concerns that Breckland District Council may not agree with the parish's preferred site.

Mr Atterwill advised that NALC has sent the recent consultation from the government on the Housing and Planning Bill. The government wants to do away with outline planning permission on sites that already form parts of Local Plans and Neighbourhood Plans. Furthermore, the government is proposing that District councils need not consult with local communities (including Parish Councils) for technical applications. As a result, the Steering Group should consider placing more technical detail into the Neighbourhood Plan so as to ensure the views of the community are taken into account when considering the technical aspects of planning applications.

Mr Vincent clarified the two aspects of planning applications. Outline, which establishes the principle of development, and detailed which consists of all the technical details of a planning application. Any land agreed in the site allocations will already be deemed as having outline permission.

Mr Palmer stressed the need for more detail on infrastructure improvements in the Neighbourhood Plan.

Mr Keith reminded the group of the problems the village has had in the past with Section 106 arrangements for improvements to infrastructure in the village. Mr Atterwill explained the difference between Section 106 arrangements and the Community Infrastructure Levy and how little influence Parish Councils have on the former.

The Clerk is to speak to Breckland District Council's Neighbourhood Plan officer to push for the draft site specific policies to be prioritised for Neighbourhood Plan parishes, as waiting for these policies could hold back the Neighbourhood Plan.

Mr Taylor expressed a need to create the Neighbourhood Plan quickly in case developers wished to put forward a planning application on an area of land that the village did not like. Mr Vincent confirmed that on current projections, September is the time to start the principal consultations on the plan.

The following actions were agreed:

- To obtain patient capacity figures for Swanton Morley surgery (to be delegated to Mrs O'Dowd in her role as liaison with the Patients' Participation Group).
- Updated census figures for Swanton Morley school (delegated to Mr Palmer in his role as school governor)
- Updated school travel plan (delegated to Mr Palmer in his role as school governor)
- Speak to Highways about an initial assessment of highway improvements (delegated to Mr Atterwill)
- Ensure Breckland District Council has spoken to all the utility companies about capacity to deal with extra housing in the village (delegated to the Clerk).

It was agreed to defer any decisions on the policy discussion document until the next meeting to allow the Steering Group time to review the comprehensive document.

## **9) Pictures**

Mr Vincent appealed for pictures of the village for use in the plan. This will give the independent examiner a better feel for the village.

The Clerk explained the way Brundall had used 'viewpoints' in their Neighbourhood Plan to ensure certain parts of the village (although not excessive) were protected from development. It was clarified that views need to be a visual amenity, therefore open to everyone.

Mr Atterwill advised that agreements for permissive footpaths were currently coming to an end. The group should consider finding out if there is a way to retain these.

The Clerk is to send out all information on green open space and Playing Fields reports to the Steering Group.

The Clerk is to send the Steering Group examples of other Neighbourhood Plans and policies.

Mr Atterwill queried whether a greater variety of shops would be needed. He stressed that these would not be in competition with current shops, but complement them.

## **10) Sustainability Appraisal Scoping Report**

Mr Vincent reported that the Sustainability Appraisal is a technical document which sets out the base line data of the village.

Mr Atterwill requested that a SWOT analysis be done of the village. The Clerk is to send Mr Vincent an example of this in the East Grinstead Neighbourhood Plan.

Mr Vincent reported that the draft Sustainability Appraisal will be completed within 3-4 weeks.

## **11) To Receive Update on Neighbourhood Plan Funding**

It was reported that Locality has now extended its grant funding to £9,000 (as opposed to £8,000). It was agreed that the Clerk should apply for the extra £1,000 and find out if Breckland District Council will provide 50% match funding.

## **12) To Consider any Further Matters Relating to the Neighbourhood Plan**

Mr Taylor reported that he felt that the executive summary of the draft policy discussion document was difficult to understand.

## **13) To Agree Items to be Considered by Swanton Morley Parish Council**

Swanton Road development.

Approach Norfolk County Council about improving mobile phone signals in the village.

**14) To Agree Date and Time of Next Meeting**

It was agreed that this should be on 23<sup>rd</sup> May 2016 at 7pm (bar area of Swanton Morley Village Hall)

Mr Atterwill asked if there was any further comment from the public.

Mr Woolnough queried why the matter of extra shops was being brought up again. Mr Atterwill advised that the question was being expanded upon.

The meeting closed at 9.10pm

\_\_\_\_\_ (Chairman) \_\_\_\_\_ Date