

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 20th March 2017. The meeting commenced at 1.30pm.

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 J. Rodrigues (Local Businessman)
Mr G. Palmer (Rectory Road resident)
Mr J. Keith (Local Landowner)
Mr S. Vincent (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

No apologies received

3) To Receive Declarations of Interest

Mr Keith declared interests in land in the parish which he owned.

4) To Agree Minutes from 14th January 2017 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 Westbury and carried.

5) To Receive Matters Arising from Minutes 14th January 2017

None raised.

6) To Receive Report on Responses to Pre-Submission Consultation and Consider any Resulting Amendments to the Neighbourhood Plan

Mr Vincent explained that the purpose of the meeting was to focus upon the consultation comments received from Breckland District Council as their responses were the most numerous. All of Breckland District Council's responses were detailed in a table with his suggested comments as to whether or not to amend the Neighbourhood Plan besides them. He advised that all consultation responses would be listed in the same format, and emphasised that they would be detailed as they had been received, inclusive of any spelling or grammatical errors.

Breckland District Council had queried the text justification. It was agreed to retain the justification due to its professional appearance, but to add a note in the plan to advise that if the plan was required with left aligned text, this would be made available.

Breckland District Council had also requested that all maps had a key. It was agreed, whilst it was clear what each map referred to, the maps would be redone with keys. It was also agreed to remain consistent and refer to 'Breckland District Council', as opposed to 'Breckland Council'.

Mr Taylor queried what the Neighbourhood Plan Basic Conditions Statement was. Mr Vincent advised that this related to each policy being tested against the NPPF, Breckland District Council Core Strategy and Emerging Local Plan.

Breckland District Council had requested a wider map be inserted into the plan, so as to put Swanton Morley in context. It was agreed that, whilst this was not really necessary, this would be done. Discussions occurred as to Breckland District Council's comments as to whether the plan was truly a 20 year plan. It was agreed that the plan was a 20 year plan and the Neighbourhood Plan timescale would not be changed.

Breckland District Council requested that the policy on local lettings be deleted. The Clerk has formally written to Orbit Housing to request details on whether any of the social housing on the Meadowview development was let to Swanton Morley people of those with a local connection. Mr Atterwill is to find further evidence of a local letting policy being looked upon favourably by Breckland District Council previously. The Clerk is to put in a Freedom of Information request to find out how many Swanton Morley residents are on the Housing Needs register.

Mr Atterwill updated the meeting on documentation presented in the recent Breckland District Council Local Plan Working Group regarding reducing the affordable housing developer contribution to 25%. It was agreed to retain this policy but to amend it to specify that up to 33% of new dwellings should be allocated to local people but it should be based upon need.

Breckland District Council had requested that references to the HLS scheme should be removed as they were irrelevant. It was agreed that these references should be retained as it shows Swanton Morley as a forward thinking village which cares about maintaining and improving the natural environment. Breckland District Council wished for the land at Middleton Avenue not to be designated as Local Green Space. It was agreed for this area to remain as being protected as Local Green Space, with evidence put forward with the Parish Council wishing to work with Breckland District Council over this area of land since December 2015 but Breckland District Council being obstructive over this and putting forward the area for potential development in the Local Plan (which was subsequently refused by the planning policy team).

Breckland District Council also wished for the policy on planning obligations to be deleted. The Clerk is to provide Mr Vincent with the evidence of the admittance of a poor s106 being written and the subsequent cost to the taxpayer.

Breckland District Council was also unhappy about the map relating to the important views of the village. Mr Vincent showed the way Brundall Parish Council had presented its view map, using viewpoint symbols instead of arrows. This map is from an adopted Neighbourhood Plan and is also used as an example of good practise in Neighbourhood Planning courses. It was agreed to adopt this was of presenting the view map and the Swanton Morley Neighbourhood Plan will be amended to reflect this.

Consideration was also given to comments made by other agencies. It was noted that the consultation response from Norfolk County Council was very constructive and it was agreed to adopt Norfolk County Council's recommended Flooding/Drainage policy over the one currently in the Swanton Morley Neighbourhood Plan. It was also noted that Anglian Water had advised that it would be advisable to include a policy that clearly states a used water drainage solution will need to be identified and implemented prior to occupation. This was agreed.

Breckland District Council had recommended a review of the traffic impact policy. It was agreed to prevent this policy being too arduous, that a trigger point of ten dwellings be added to implement this policy.

Breckland District Council had raised concerns about the glossary in the Neighbourhood Plan, therefore it was agreed to adopt Breckland District Council's Local Plan glossary.

The response was Gladman Developments was touched upon and it was noted that this was a standard response which contradicted itself and was not specific to Swanton Morley.

The response from Robertson Barracks was also discussed. It was noted that Robertson Barracks is a valued part of the Swanton Morley parish and would remain so when the MoD vacates in 2031. It was agreed, as a result of the consultation with the MoD, the sports pitch on Robertson Barracks be removed as an area of important open space. However, the rest of the play areas on Robertson Barracks remain included as important open space.

Mr Keith Left The Meeting

Norfolk County Council had also suggested the inclusion of an allowance for on-street parking. It was agreed not to include this in the Swanton Morley Neighbourhood Plan as off-street parking was preferred.

7) To Receive Update on Breckland District Council's Local Plan

Mr Atterwill updated the meeting, advising that the Local Plan is likely to be adopted in November/December 2017. The Local Plan Working Group had now finished all of its public meetings and would be holding a meeting in camera on 27th March, specifically to apprise District Councillors of the plan. This meeting would not be minuted.

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

Mr Vincent suggested a broadband policy, whereby developments of 30 or more dwellings must have fibre broadband installed as standard. He will send this policy to the Steering Group.

When the Steering Group has considered all the consultation feedback and the Parish Council has agreed the plan, it will be sent to Breckland District Council for a six week consultation. At this stage the Parish Council has no right of response to comments, it will be sent directly to the examiner. The Clerk advised that the Neighbourhood Plan officer is now requesting a meeting. This is to be arranged.

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

Nothing at present.

10) To Agree Date and Time of Next Meeting

Thursday 13th April at 7pm, to consider the rest of the pre-consultation responses.

Monday 24th April at 7pm, to finalise the plan, to be considered by the Parish Council on 8th May.

The meeting closed at 9.45pm

_____ (Chairman) _____ Date