

HARGRAVE NEIGHBOURHOOD PLAN (HNP) STEERING GROUP

Minutes of the meeting held on 12th October 2020 at 18.30 via Zoom

PRESENT: Janice Brotherton (JB), Duncan Farrington (DF), Jonathan Gunthorpe (JG), Martyn Leonard (ML), Nick Pollard (NP – Chair), Ros Sheppard (RS)

APOLOGIES: Maggie Priest, Savitri Pollard, Eli Farrington

MINUTES The minutes of the last meeting were accepted as a true record.

Draft Policy Document created by Michael Wellock – Responses and comments

NP reported that the comments from the public consultation over the draft policies had been appended by Michael to the draft plan and made interesting reading. Most of them were from just a few residents.

The Group worked through the comments to determine how the policies should be amended or not, to take account of the feedback. The following items were discussed at length and all, unless otherwise stated, are to be amended:

Landscape, character and green spaces

It was agreed that the references to trees should:

- be reworked to simplify them
- the wording needed to be more precise to avoid future misinterpretations, yet also
- be more realistic in any prescription (e.g. the wording should not say that every garden had to contain a tree)

RS kindly volunteered to begin this redrafting process.

Sustainable infrastructure

It was agreed to include in the Plan a short statement that improving the sustainability of an existing property will be positively viewed. This would enable the Parish Council (PC) to spread the word about appropriate grants for householders to enable them to put energy and water saving technologies into their homes (especially when they were building extensions or embarking on conversions). It would also put into place a frame of reference when considering future planning applications that are designed to improve the sustainability of dwellings.

Sewers

JG confirmed that the PC intends to investigate the capacity of the current sewerage infrastructure.

Proposed settlement boundary

It was agreed that the evidence of the call for sites demonstrates that the proposed settlement boundary offers an appropriate level of opportunity for the number of new homes without the need to build outside it. No change needed.

Backfill

Despite two feedback comments in favour of backfill, this is outweighed by far in the survey results and other feedback on policies where the vast majority of residents are clearly against backfill development. No change needed.

Design Guide

JG reported that he was awaiting a further response from AECOM regarding engaging them to give advice on neighbourhood plan design codes. Once this response was received he would press for the advice to be in place by early December.

DF will revise his draft Design Code and circulate it to members following this meeting.

Call for Sites – Bastion

Three representatives of David Lock Associates Limited (DLA) joined the meeting at 1915 hrs. Unfortunately, the representative of Bastion Group was unable to join due to technical difficulties.

Helen Pearson-Flett (HPF) gave a brief outline of their plans for development of the site on Church Road opposite Top Farm. She made clear that they would comply with the settlement boundary and would be sensitive to the need for green space and road safety. She stressed that, despite have a controlling interest in the land for several years, Bastion had not put in a speculative application for this site before. DLA would continue to engage with the Steering Group and PC to produce an acceptable plan.

HPF assured us that rainwater would be drained away on site and would not run into Church Street. In response to a question from JB, she said foul water sewerage would be dealt with in detail when the plans were officially submitted.

She anticipated that full planning permission would be applied for shortly after the HNP was completed but there could be a possibility of delaying this if necessary. There may be a possibility of a phased development.

HPF confirmed that Bastion have a controlling interest in the whole field and the HNP made clear that backfill would not be acceptable to the village, based on the survey results. JB commented that the outline plans showed the buildings very close to the road and queried whether it might be more acceptable for there to be front gardens to soften the look. DF commented that the site was ideal for solar panels to be sited on the roofs on the South side of the houses, away from the road.

David Chadwick stressed that Bastion had an excellent track record producing quality residential developments in the region e.g. Olney and Hardingstone. They used traditional materials where possible and were happy to provide bat or bird boxes to encourage biodiversity.

The DLA representatives left the meeting at 1925 hrs

Call for Sites – Lilian Pallikaropoulos

Lilian, speaking on behalf of herself and her sister Marion, joined the meeting at 1930. She stressed her family's links with the village stretching back over 120 years and their wish to enhance the village by any development proposed.

She pointed out that as yet there are no formal plans for development of any of the lands proposed within this "Call for Sites".

Land at the top of Nags Head Lane – The suitability of the site for the building of a new 'farmhouse' to go with the 21 acres of land they owned on the bridleway NA15 was discussed. DF commented that this did not meet the criteria to be classed as an agricultural dwelling. He also noted that the site is outside the proposed Settlement Boundary which stops at the point where Nags Head Lane becomes a bridleway.

Land on Church Street between The Old Farmhouse and Top Farm – The proposition to consider is that this land is suitable for the development of modest housing (perhaps

bungalows) in a linear development along the street. Lilian mentioned the two access points, each side of The Old Farmhouse, and was not clear whether they were thinking of developing away from the road. However, she did confirm that the ridge and furrow field was of too great an historic interest to be developed.

NP requested that Lilian and her sister consider confirming some more details so that Hargrave residents could comment more knowledgeably during the consultation process.

Lilian left the meeting at 2000 hrs.

Steering Group's initial comments on the two submissions

After some discussion it was agreed that Bastion's scheme held merit, and would comply with the terms of the policies and intent of the Hargrave Neighbourhood Plan.

At the time of any future discussions, or their application for planning, Bastion should be asked to consider positioning the houses a little further back from the road to reduce their impact.

It was felt that a single access to the site was an excellent idea. Off-road parking is very important to Church Street residents. Also important to Church Street residents is not directing runoff into the existing, overloaded storm sewers. Therefore, the attention given to sustainability and use of porous materials for paved areas is reassuring.

In respect of the site to the north side of Church Street proposed by Mrs Pallikaropolous, the steering group were concerned that (a) no development occurred on the ridge and furrow field, and (b) that any development of the western field was constrained to remain within the Settlement Boundary and therefore be roadside infill alone and not backfill.

Discussion on the land at the top of Nags Head Lane brought up the fact that it lies outside the Settlement Boundary and would establish the possibility of developing other open countryside outside the Settlement Boundary. It would also require access over the bridleway to gain access/egress and introduce yet more traffic running the length of Nags Head Lane. These matters are of grave concern. This proposed site is therefore not to be adopted within the HNP.

Regarding all the proposed sites it was stressed that the Settlement Boundary must be respected in order to restrict growth to that which residents of the village felt was acceptable.

The two sites on Church Street would both need to provide architecture that was in keeping with the historic nature and charm of many of the properties in that part of the village.

DF agreed to bring together thoughts on the Bastion proposals whilst NP would do the same for Lilian's proposals.

Call for Sites – other submissions

NP reported that as Clive Jones' proposed development was being submitted for full planning permission in the near future, he had sensibly withdrawn from the Call for Sites because his timescale was far in advance of the HNP.

Michael Wellock of Kirkwell, consultant

ML agreed to contact Michael regarding this meeting.

The next meeting will be on Monday 9th November 2020 via Zoom.

The meeting closed at 2040.