

Marden Parish Council

Neighbourhood Development Plan Steering Group Meeting on
Wednesday 30 March 2015 at 20.00 in the Community Centre

Notes of the Meeting

Present: David Bennett (Chairman), Robin Brook, Michael Parkes, Jon Stannard, Sandra Gladwyn, Arthur Fraser, John Roberts and Bill Wright.

In attendance: Alison Sutton, Parish Clerk and 2 members of public.

1. Apologies – None.

2. Representations to Regulation 14 Consultation –

Table of representations and suggested responses considered and agreed with some amendments.

Michael Parkes and Arthur Fraser left before discussions on detailed response to representation M14/12 from Harrison Clark Rickerbys Solicitor on behalf of Mr Paske.

Clerk to draft this response and circulate these pages for checking and send to Kirkwells for their detailed response to points relating to their actions/work.

3. Implications of modifications to Core Strategy –

Main implications:

- Indicative target now to be calculated on total number of dwellings in the parish. 583 in 2011 census, 18% = 104. Minus those already built or permitted (25) = 79, up from 40 previously
- Settlements in Fig 4.21 – Small villages list – to be included for allocating areas for development; and restrictions to local connection and size are scrapped
- Need to define settlement boundaries (SBs) for hamlets of Burmarsh, Litmarsh and The Vault, settlements in Fig. 4.21 and then allocate or not but justify decision either way in amended draft
- Restrictions on conversion of rural dwellings scrapped
- If NDP not making progress or not putting in SBs and allocating when Core Strategy adopted, HC will step in and do both of these activities in the Rural Area Site Allocation Document.

Means that redrafting and deletion of at least one policy required. Need to define SBs for 3 hamlets and consider allocations within/adjacent to them.

Possible SBs for 3 hamlets considered, agreed need to look at this on site and looking at map of slightly wider area. Need to define SBs, evidence and consult.

Clerk to ask HC and Kirkwells – what legally is Burmarsh? Is it up to SG to define? Legal and proper basis for SB and allocation?

Clerk to check whether CIL and S106 run together or S106 stops when CIL starts.

Cannot put a cap on numbers. Need to clarify why putting specific number and allocation in place.

Clerk aim to get grant application submitted in May – asked for quote from Kirkwells and will do calculations for postage, printing etc.

According to HC, Core Strategy modifications consultation ends 1 May, then 60 days till Inspector produces report, at which point should know final implications.

4. Open forum –

Great dissatisfaction with Architype's presentation on New House Farm, thinks shouldn't be development there. Discussion about need for individual parishioners to respond to a) planning applications and b) NDP consultations.

5. Date of next meeting – Wednesday 8 April at 19.30 with Savills presenting and then Wednesday 22 April with Claire attending to confirm responses and look at next steps.