

## **MINUTES OF MEETING NO 44**

### **OF THE BOURTON NEIGHBOURHOOD PLANNING GROUP**

**HELD AT SANDWAYS FARM AT 7.30pm ON THURSDAY 5<sup>th</sup> NOVEMBER 2015**

**Present:** M Withers, P Withers, P Overington, G Overington, N Hall, B Martin, D Scott

**Apologies:** A Scott, F Gillett

#### **15.129 Purpose of Meeting**

The Chairman opened the meeting by explaining that, due to time constraints connected to the forthcoming tripartite meeting with the PC and VHMC, and the subsequent presentation at the next PC meeting, it had been decided to bring this meeting forward and to limit the agenda to a decision on site selection for the New Village Hall (NVH), consideration of the content of the flyer to be sent out to all residents and preparations for the forthcoming meetings.

#### **15.130 Declarations of Interest**

NH as a member of the VHMC. MW/PW as neighbours of one of the proposed sites for the new village hall.

#### **15.131 NVH Site Selection**

There was a discussion over the issue of reducing the short list to the two clear front-runners. It was agreed that, in addition to the significant difference in overall “scores” in the site assessment, there were clearly sufficient grounds to reject the third site. The landowner’s proposal does not meet the NPG’s stated requirements for the site and is unclear on siting and housing numbers and, despite a formal request for clarification, this unsuitable proposal is still extant. In addition, the landowner’s stated decision, to delay any commitment until it became clear whether or not the NDLP would create conditions which would favour housing development on their land, would further delay the site selection/NP process. Based on these factors, supported by advice from LB, a unanimous decision was taken to reject the third site.

BM said that a formal letter should be written to the landowners informing them of the decision. MW agreed to draft this formal letter, which would need to be with the landowner before the meeting on Monday.

#### **15.132 The Flyer**

MW was keen to verify that the draft Flyer had been distributed to the VHMC, BPC and LB. This was confirmed. It was confirmed that amendments to the Flyer must be complete the following day with agreement from all, including LB. PO said that the information in the Flyer would now refer only to the two remaining sites.

In connection with an email from a resident, BM advised that further questionnaire exercises are not necessary and referred to Planning Guidance Notes, Practice Guide for Neighbourhood Planning. It is not considered appropriate that policies within the draft NP should be consulted on in this way. The time for consultation is at Reg 14 stage. The NPG is expected to focus and refine the policies.

MW asked if the Group felt that a courtesy letter should be sent to landowners prior to the BPC 23rd November meeting. This was agreed and DS suggested that the letters should say that "in order to complete the site selection process, your proposals will be put to the PC on 23rd November.....". MW agreed to send out drafts of all correspondence to BPC, JB, a resident and also to include LB.

BM agreed to amend and send out new draft flyer. MW asked him to update the Jubilee Field capacity study, as 1357/1D and 1357/1A are different. The provision of houses on site should be included to make it more easily comparable with the Sandways Farm plans.

### **15.133 Tripartite Meeting**

It was agreed that all of the above amendments needed to be included in the draft documentation and information packs to be sent to Parish Councillors and the VHMC.

BM had written a draft cover note for the tripartite meeting. This would be sent to Iain McVie and the VHMC Chair to distribute as appropriate.

MW said that he will need to prepare a motion to put before the PC on 28th November.

All members were asked to think over the discussions in order to contribute to any further changes should the need arise.

### **Neighbourhood Planning Group – Action List from Meeting 44**

**15.131** MW to draft a formal letter to the landowners of the third site informing them of the decision to reject their proposal.

**15.132** MW to send a courtesy letter to the other two landowners prior to the BPC 23rd November meeting.

**BM** to amend and send out new draft flyer.

**15.133**      **MW** to prepare a motion to put before the PC on 28th November.