



SHERFIELD ON LODDON PARISH COUNCIL

NEIGHBOURHOOD PLAN WORKING PARTY

Minutes of NPWP meeting held on 1st September 2015

Present – Alan Ball, Natalie Larner, Bryan Jenkins, and Peter Hayes (Minutes).

Member of the public: Venetia Rowland.

1. Minutes of previous meeting: 11/8/15

The Minutes were approved as providing an accurate record of the meeting.

2. Matters arising from the Minutes

BJ referred to his request that the Parish Council offers help and support to the NPWP. He felt that the group deserved a vote of confidence for the work we are doing. BJ said that he would frame a question to put to the next PC meeting and would like the response minuted at that meeting.

3. Update on Working Party membership

AB reported that all those with Taylor's Farm postcodes had been removed from the Forum list on the website database: about 60 names remained which AB thought was insufficient (for further consultations). In addition, 20 names of those not online are kept on a separate database.

Two people with interest in the WP had contacted AB: PH said that when he had the names he would get back to them. An appeal for new members had also featured in the September Loddon Valley Link.

BJ thought that the addition of new members was not as important as first thought, if people were asked to do tasks. NL added that the status of such volunteers would need to be looked at if they were to be subject to PC regulations. She said that we didn't want to be told retrospectively that a particular individual wasn't acceptable.

One such task could be working on the Character Assessment (in pairs?) which BJ believed to present 'the basis of what you are trying to preserve'; this was an urgent piece of work. The WP would inform the PC of what we want people to do.

4. Character assessment update

NL had received relevant documents from Pamela Darker: PAE guidelines and Bramley's and Old Basing's Character Assessments. She said that she had met Gill Fearon who was happy to be one of a team (for the CA) but did not want overall responsibility for collation of the material. NL cited a case study from PAE showing a group of 8 people actively completing a CA proforma; she felt that numbers working together was a good approach as different people see things differently.

NL proposed creating a large map of the parish, which would be divided into areas of similar houses or businesses; it was important that the surrounding area beyond the village settlement was taken into account in compiling the CA.



SHERFIELD ON LODDON PARISH COUNCIL

Suggested action: i) clarify the position of people who would help ii) specify the tasks iii) provide a consistent framework to follow iv) Church End and Redlands need to be looked at in respect of possible development.

BJ commended the Conservation Area Appraisal as providing useful information on housing characteristics and a glossary of terms used in this document would help the CA. He added that older parts of the village were well described in the CAA, including listed buildings and 'buildings of note'.

There was further discussion of recruiting volunteers including those with specific expertise eg architects or builders. All would benefit from coaching on CA, perhaps via a PAE workshop similar to the one held for Bramley NP.

Action: PH to contact PAE to see if a workshop could be arranged.

5. Update on Housing Survey

AB reported that progress would resume following Kirsty Rowlinson's return the following day. She will produce final drafts of the two posters and the covering letter for comment. PH will request a timetable from her, important in the light of proposed consultancy work (item 6 below).

6. Consultancy work: proposal from Mick Downs

PH reminded the group of the deadline of 17th October for spending the grant. The PC will need to approve expenditure on the consultant at its 9th September meeting. BJ stated that MD would require (data from) the Character Assessment and the Housing Survey to complete the deliverable: a draft for statutory consultation.

Action: PH to request that MD produces his proposed work schedule for consideration by the PC – with signatures this could serve as a contract of agreement between the two parties.

8. Consulting with landowners

AB circulated maps of the parish, one of which showed numbered areas of land – these areas can be cross-referred to Land Registry files showing landowners: this information had been released in confidence by BDBC's Emma Clarke. A second map showed different areas of land owned by Ivan Gosden and the Gaigers and those leased by the Mitchell family.

BJ thought it important to involve the principal landowners (those that would impact on the Strategic Gap), writing to them along the lines of: 'a NP is being prepared for SoL over the next 15 years. We would welcome any input you might have to this Plan'. An indicative list was drawn up: the 3 referred to above, plus Sherfield School, the MoD and the National Trust.

For smaller landowners an invitation would be placed in the LVL (October) and the 'Gazette' for them to raise any points they would like taken into account by the NP.

BJ said that policies could be designed to act as a control on the number of houses which might be built ie 'the right type for the right people'.



SHERFIELD ON LODDON PARISH COUNCIL

Action: AB to speak to Kevin Whiting (Sherdons) to check on the significance of the marked areas as there were some areas not included on the maps.

9. Policy writing update

BJ had circulated 'Proposed draft policies for SoL NP' which could provide a basis for Mick Downs to convert into proper policies. NL said that the inclusion of footpaths was needed.

Action: BJ invited members to feed back comments on this draft document and he would pass it on to MD.

10. Date of next meeting

Monday 21st September at 7.45 pm.