

Sedgeberrow Parish Council

Minutes of an Extra Ordinary Meeting of the Parish Council held in The Betteridge Room, Sedgeberrow Village Hall on Tuesday 5th November 2019

Present: Councillors: Cllr Kearsley (Chairman), S Morris, M Pratt, R Hunt, J Westmacott (left the meeting at 20:45), C Jackson

In Attendance: Donna Bowles, Clerk, Becky Burr ridge, Brodie Planning Associates

Also in attendance: 8 members of the public.

1	<p>Apologies for absence: Members noted Cllr Hugh Snow's resignation and that Clerk has informed Electoral Services.</p>
2	<p>Register of Interests: Members were reminded of the need to keep their register of interests up to date</p> <p>Declaration of Interests: Members were asked to disclose any disclosable pecuniary interests in items on the Agenda and their nature. Councillors with a disclosable pecuniary interest are required to leave the room for the relevant agenda item. Pecuniary Interests.</p> <p>Members were asked to declare any other disclosable interests in items on the Agenda and their nature.</p> <p>The Council discussed the fact that due to the number of Councillors prohibited by section 31(4) of the Localism Act 2012 from participating in the item to be discussed that it would impede the transaction of the business of the Council and therefore decided under section 33 (2)(a) of the Localism Act 2012 to grant dispensations to the Councillors so that the item could be discussed.</p> <p>Other Disclosable Interests. None.</p>
3	<p>Acceptance of Minutes: The approval of the minutes of the Ordinary Parish Council meeting held on Wednesday 11th September 2019 at The Betteridge Room, Sedgeberrow Village Hall was deferred until the next Ordinary meeting on 13th November 2019.</p>
4	<p>Open Forum: It was resolved that members of the public would be able to ask questions at the end.</p>
5	<p>Neighbourhood Plan: Cllr Kearsley confirmed to Members that the grant application to cover the initial fees for Brodie Planning Associates has been approved.</p> <p>Becky Burr ridge from Brodie Planning Associates introduced herself and presented the following information:</p> <p>The SWDP review was published for consultation yesterday and is open for 6 weeks. It is their Preferred Options Document – it is by no means set in stone and will be subject to change over the coming months until they produce their Plan that they submit to be examined in 2021.</p> <p>By the summer next year (June) they will have revised the SWDP Review Plan based on comments received from this consultation and will share a draft Plan internally with the Joint Advisory Panel (JAP) which is made up of District Councillors. Once the JAP have signed the Plan off it will come out</p>

for consultation again for 6 weeks, this is anticipated to be in November 2020. The difference this time is that they don't make any amendments to the plan after that consultation, instead the Plan accompanied by all the comments received are sent to an inspector to carry out an examination of the Plan. They anticipate it will be submitted for examination in February 2021.

Cllr Kearsley & Becky became aware of the inclusion of a proposed housing site in Sedgeberrow a couple of weeks ago, a greenfield site off Winchcombe Road. This wasn't the site selected by the community in January 2019 as their preferred site for further housing in the village.

Becky & Cllr Kearsley met with Wychavon District Council to see whether there was still time and the opportunity for the NDP and the local community to influence where housing went in the parish rather than having a site allocated to Sedgeberrow by the District Council.

The meeting was positive but highlighted the need for the Neighbourhood Plan group to act very quickly. There is a need to be able to demonstrate that the Neighbourhood Plan will contain an alternative site/s that can deliver at least 20 dwellings by the time they produce their draft Plan in June next year. This means completing the evidence gathering stage including identifying a viable alternative site supported by the community by May/June 2020.

A draft Plan will then need to go out for consultation in the community by September 2020.

Completing these two stages would provide the certainty that Wychavon would need to be able to remove the currently preferred site.

There are additional benefits to progressing with the Neighbourhood Plan. The existing SWDP will potentially be out of date in February 2021 as the government require local authorities to update their Plans every 5 years. Without an up to date Plan the area may be open to speculative development, as it was before the SWDP was adopted. By quickly progressing the Neighbourhood Plan it could be examined before February 2021, therefore there is a need to have an up to date Plan that protects the parish. Once an examiner issues his or her report the Neighbourhood Plan carries virtually full weight in planning decisions.

There is also a risk that the SWDP timetable may slip. They are dealing with some complex matters, including new settlements that will require significant justification. They are likely to be reliant on a number of external reports and they don't really have any contingency built into their timetable.

Therefore, having a Plan that protects Sedgeberrow could be really beneficial.

The timing of the SWDP Review means that the community is still in a strong position to influence where development goes in the parish. One of the other added benefits of twin tracking with the SWDP Review is that their updated reports can be accessed, potentially cutting down on some of the evidence gathering needed.

Becky provided attendees with a diagram showing the process that a Neighbourhood Plan has to go through including the proposed timetable that the group would need to work to meet to achieve the deadlines required by the District Council. She explained that the Parish Council has already submitted its application to formally designate the Neighbourhood Plan Area (Stage 1) which should be complete before the end of November.

Stage 2 is the critical stage of Evidence Gathering Stage and community engagement which the group will need to embark on straight way. Becky ran through a list of core evidence that needs to be

gathered and suggested that resident and employment questionnaires should go out as early as possible in the new year. Housing land and green space background papers and assessments will then be produced to inform the development of policies for the Neighbourhood Plan. Draft policies and the evidence base need to be complete by May/ June 2020.

From June to August 2020 the draft Plan will be compiled and formal consultation on the Plan will take place in September 2020. After which any comments to representations, necessary amendments, and all the required supporting papers will be produced ready to submit the Plan to Wychavon for examination (Regulation 15) by November / December 2020 (stage 4).

Wychavon will then run a further 6-week consultation (Regulation 16) which they will manage and fund before submitting the Plan and any comments received to an independent examiner. It is hoped that the Plan can be submitted to be examined by Feb 2021 (Stage 5).

The Plan is examined to ensure that it meets the Basic Conditions. The independent examiner will prepare a report that can recommend that the Plan proceeds to local referendum, or proceeds to local referendum with appropriate modifications. If the examiner concludes that the Plan does not meet the basic conditions, they will recommend that it does not proceed to referendum. The Plan is a material consideration in planning application in the parish and carries virtually full weight as soon as the examiner's report is published.

If the examiner finds the Plan to be satisfactory, with modifications if necessary, Wychavon will then arrange for a local referendum to take place. All people on the electoral register of the Neighbourhood Area will be entitled to vote. If 50% or more of the votes are in support the plan, then Wychavon will adopt the Plan. After the Plan is adopted all planning applications in the Neighbourhood Area must be decided with reference to the policies of the Plan. It is hoped that this final stage, stage 6, will be complete by June 2021.

Cllr Kearsy suspended standing orders at 20:00 for residents to raise questions and reinstated the standing orders at 20:25.

It became apparent that the landowner of the redundant nursery had not submitted the correct boundaries, i.e. they had not included the 2 residential properties on the road frontage. Although Highways didn't object when consulted on the site, the Officer, when considering the site felt that the Winchcombe Road site performed slightly better based on the criteria he was assessing as he saw access at the nursery site as a slight constraint. This anomaly has been rectified and the landowner has submitted revised boundaries as part of the current consultation. The revised boundaries would make the site more desirable as the Officer had been deciding between the two, although this is not a certainty, they would be more confident removing the site if there was an alternative in the Neighbourhood Plan.

Becky stated that it is important that the Parish Council respond to the SWDP review Consultation stating that they object to the inclusion of the site on Winchcombe Road and that they will be producing a Neighbourhood Plan that identifies a more appropriate alternative site. Based on a public meeting in January 2019 the site of the redundant nurseries is considered to be a better site and was better supported by the local community. Although the former nursery site is not strictly classed as brownfield land (in planning terms nurseries are considered greenfield despite all the buildings) with the inclusion of the dwellings on the road frontage it is actually a mixed greenfield/ brownfield site. There are a lot of concrete bases and structures within the site already that give the impression of a previously developed site. It has benefits of already having a suitable access, it is in a more central and sustainable location close to the facilities in the village, it already has access to utilities with water and power on the site, and developing here would improve the outlook for local residents as the disused

	<p>nursery element of the site is extremely unsightly. There is no value in retaining the existing site as a nursery as it has remained disused for a number of years and is in a poor state of repair. Developing dwellings on this site would form a much more logical and sustainable approach to developing a greenfield site on the edge of the village, that would see the loss of good quality agricultural land, and an important area of green space that contributes to the rural character and setting of the village.</p> <p>Local people can also object to the inclusion of the greenfield site in the draft SWDP the closing date is 5pm on the 16th December.</p> <p>It is the intention for Brodie Planning Associates to draft a response by 2nd Dec that will be shared with the Parish Council for comments by the 9th December. Any amendments can be made by 13th December when the representation can be submitted to Wychavon District Council.</p> <p>Following this presentation Cllr Kearsy then proposed that a vote is taken to proceed with the recommendations of the Consultant as above. A vote was taken with 5 Members agreeing to this course of action, with 1 Member objecting.</p> <p>Cllr Pratt again stated that that she is not in favour of a Neighbourhood Plan although Cllr Kearsy reinforced that this is something the residents are very much behind and had already been agreed by the majority of Members to proceed with at the Ordinary Parish Council meeting on 10th July 2019.</p>
6	<p>Date of Next Meeting: Council confirmed the date of the next Ordinary Council meeting will take place on Wednesday 13th November 2019 in The Betteridge Room, Sedgeberrow Village Hall at 7.15pm.</p>
7	<p>Closure of Meeting: The Chairman closed the meeting at 20:50 hrs</p>

Chairman: _____ Date: _____