

DENMEAD NEIGHBOURHOOD PLAN

Meeting Notes – Meeting of the Steering Group

<i>Date of meeting</i>	Thursday 8 th May 2014 at 2.30pm in The Old School	
	Cllr Neil Lander-Brinkley (NL-B)	Peter Ambrose (PA)
	Cllr Kevin Andreoli (KA)	
	D/ Cllr Patricia Stallard (PS)	John Knight (JK)
	Cllr Felicity Hull (FH)	Neil Rusbridger (NR)
	Neil Homer - rCOH (NH)	
<i>WCC Officers</i>	Steve Opacic (SO)	Gareth Williams (GW)
<i>Notes taken by</i>	Tony Daniells Clerk to the Council	
<i>Next meeting</i>	Steering Group (SG) on Monday 16 June at 7.00pm in the Old School	

097/13NPSG Welcome & Apologies

NLB welcomed everyone to the meeting, especially WCC Officers SO & GW. There were no apologies for absence.

098/13NPSG Notes of the last meeting of the Steering Group

The notes for the meetings held on 9 April were received and accepted as an accurate record of the meetings. These could now be loaded onto the DNP website.

099/13NPSG Update on membership

NLB gave an update on membership of the Group. Cllr Malcolm Davies had left the steering group and resigned as a Parish Councillor. He was unhappy over the way in which Cllr Scholey was asked to step down as Chairman of the Planning Committee. This was done to remove any perception of involvement with site allocations. Members of the SG who were present at the last meeting had been supportive of this action.

100/13NPSG Regulation 14 Report of May 2014

NH summarised the findings of the pre submission consultation. These were

- a. Nothing had emerged from WCC or other statutory consultees
- b. Draft Plan needs refining and more evidence to support
- c. Proposals had drawn representations against the Plan and some for the Plan
- d. Can be submitted to WCC with no requirement to hold another Pre Submission Consultation
- e. The content would need to be 'sold' to residents and the Regulation 16 period could be used for this.

Key issues from representations made were

- i. Housing allocations generated most comment with the choice of sites in Anmore Road. The cumulative effect of this was not shown and a concept layout was not included in the Pre Submission Plan. This would have addressed some of the comments received.
- ii. Development at the War Memorial Hall had also attracted much comment. An option would be to remove this from the Plan.
- iii. Denmead Football Club had encouraged representations to support their desire to see an all-weather pitch at Ashling Park
- iv. Maps from the Environment Agency showed that allocated sites were not in flood zones 2 or 3 but could be subject to groundwater flooding, although their maps do not show a direct impact to proposed sites. NLB would request a meeting with Southern Water Authority (SWA) to understand any issues with the capacity of the pumping station at Goodmans Field. A meeting had already been held with HCC who did not consider that development in the vicinity of Anmore Road would aggravate surface water onto Anmore Road.
- v. There would be a need from Developers to show an indication of housing design to overcome fears that it may resemble development at the West of Waterlooville.
- vi. Some Developers had sent in representations to undermine evidence. This could be addressed.
- vii. A basic conditions statement would be required and rCOH would draft this to show how the

Plan met the four basic conditions

- viii. The Regulation 16 period should be used to convince residents of the benefits of the Plan.
- ix. The biggest issue was how to handle policy 8 on travellers.
- x. NH recommended some modifications to the Plan, and to strengthen the evidence and to proceed to submission
- xi. NH reminded the SG of the potential to request a health check from Locality and recommended this be used.

KA referred to paragraph 16 of the Regulation 14 Report which related to Parklands. He wanted advice on how to control change of use if the area was included in the Settlement Boundary. GW considered it an anomaly and using a policy to control. NH advised to leave it outside of the Boundary. SO gave the reason for omitting it in the previous Plan. If included this time then a policy should be included that was strong enough to prevent change of use from business to housing. NH recommended a review of the objectives for Parklands to allow

- change of business use, although retail premises will be restricted unless complementary to other uses; uses that promote training and education; uses that generate further employment.
- a care home and
- lorry parking to support the businesses on the site.

Action: Amend Policy 4 to reflect the objective for Parklands

GW asked about the process adopted for Regulation 14 and how the consultation was communicated. He suggested using the consultation statement to reinforce the process used.

SO suggested a more detailed analysis of the representations should be included. TD advised that all representations had been logged and this could be done.

NH recommended that the four sites allocated at Anmore Road/Carpenters should be retained but that it should be used to show distinctive sites but not in too much detail and to include an indicative road layout. More information on traffic management should be included to allay fears. HCC would not offer much help on sites of under 100 dwellings, although they should be contacted to show they have examined the proposal and would support it as and when it came to a planning application.

SO suggested that the Transport Consultant of the proposed Developer of Carpenters Field draw up a plan for review by HCC that incorporated all sites to be allocated and how traffic would be managed.

NLB enquired on how to deal with late proposals in Anmore Road. NH said this could be resolved with a technical argument to show that a more regular site shape could allow a better development. Alternatively, the site could be ignored by the Plan and allow it to come forward as part of the Baptist Church redevelopment.

Others considered that additional housing in Anmore Road could clear the way to drop proposals for housing at the War Memorial Hall. **It was AGREED by a majority not to proceed with dwellings at the War Memorial Hall.**

NLB referred to a study by WCC to look at traveller needs and allocations. He would prefer to inform the study rather than wait for the conclusions of the study. SO commented that the study had only just been commissioned. Evidence was needed to backup the policy. He further stated that without identifying sites, the policy on travellers had no meaning. He confirmed that existing unauthorised sites would be accepted. **It was AGREED that the two existing unauthorised locations should be identified in the Plan.**

PA considered that flooding had been an issue. He wished to see a statement in the Plan to the effect that surface water had to be managed onsite with no additional runoff. NH supported insertion of a simple statement and agreed that the words already drafted by PA would suffice.

NLB referred to a site at Mill Road which had planning permission and footings had been laid. He enquired of SO if this could count. TD would send details of the application to SO/GW for them to consider a response.

FH asked how to stop bungalows, which would be suitable for older residents from being converted and turned into family homes. SO suggested updating Policy 3 to refer to existing bungalows and amending Policy 2 to prevent new dwellings from being converted.

SO advised of a slippage to LPP2. This gave more time to prepare the Plan and WCC would address any gaps in the meantime.

101/13NPSG Next Steps for the DNP

The next steps would be

- i. to make some minor changes to the wording of the Plan
- ii. draft the consultation statement and
- iii. clarify paragraph 11 of the Regulation 14 Report to identify the site for a MUGA/all weather pitch

The aim would be that the Plan would be taken to Council at their meeting on 9 July for approval before being submitted to WCC

GW informed the meeting that he was leaving WCC but would progress updates to WCC evidence base and respond to NH before he leaves.

The need and placement of an all-weather pitch was discussed. A MUGA was preferred to an all-weather pitch as this was affordable to maintain. No new formal facilities should be proposed at Carpenters. Facilities should be where users preferred to use them and Ashling Park was the choice. An area (Zone F) could be used for a MUGA if the Developer would fund. Carpenters open space should be used for a pond and an informal green space or a park area.

KA wanted to see the last two sentences of Policy 2, 4.19 removed completely, otherwise it looked as though this area was earmarked for further future development. **It was AGREED that these two sentences would be removed.**

It was AGREED that as an amendment, green space at Parklands behind the bungalows and around the pond should be shown in the Plan. Also a space reserved for lorries. A new map for would be needed.

Policy 5 needed to be amended to

- i. show improved drainage to Kidmore Field
- ii. include a MUGA in zone Fat Ashling Park
- iii. provision of a play area in Carpenters so that there was no need to cross the Hambleton Road to get to such a play area.

102/13NPSG Future Communications

This item was carried over until the next meeting.

103/13NPSG Next meeting: The SG will meet on 19th May at 8.00pm at the Ashling pavilion.

The meeting closed at 5.50pm

(Copies to attendees)