

**The Winterbournes Neighbourhood Plan Steering Group (NPSG)
Minutes of the 42nd meeting held on 26 March, 2018**

Attendance: Andrew Argyle (AA) Chair, Charlie Bruce-White (CB-W), Barry Lake (BL), Chris Campbell-Jones (CCJ), Richard Folkes (RF), Mervyn Pannet (MP) Peter Biggins (PB) and Maureen Atkinson (MA).

1. **Chairman's remarks.** AA gave a brief summary of the current situation, confirming that the NPSG would not go forward with the site adjacent to the Portway and Down Barn Road as it was most unlikely that it would receive approval given its positive contribution to the Winterbourne Conservation Area. There was still mileage in giving further consideration to the site on the Portway opposite the cricket ground, but a SEA would be required with the expectation that it would demonstrate that any harm to the conservation area should be minimal. The subject of an SEA was further discussed at para 5, below.
2. **Apologies received from:** Dan Steadman (DS) and Gaenor Noakes (GN).
3. **Minutes of the last meeting.** The minutes of the last meeting (41st) held on 19 Feb 2018 were accepted and approved, with one minor correction to the spelling of Little Leas in para 6.
4. **Matters arising.** None.
5. **NP Update.** CB-W had taken an action at the last meeting to request the Link Officer to arrange for English Heritage to undertake a SEA screening of an amended Portway site plan just for the 3 houses opposite the cricket ground. Consequently, CB-W confirmed that the Link Officer had advised that a SEA would be required. As to the options that were considered available:-
 - a. Do not proceed with the Portway sites and proceed only with the site to the south of the Glebe Hall (perhaps include a further dwelling at Rose Farm,) which would not necessarily require a SEA;
 - b. Proceed with a SEA for the 3 houses on the Portway. This might be worth pursuing, as it would be possible to obtain a grant for the work (separate to the NP grant already received) and the result, even a bad one, would demonstrate how the NPSG took steps to accommodate the wishes of the villagers.
 - c. Proceed with a SEA for all three sites (ie 2 x Portway and 1 Glebe Hall), which would evidence adherence to the laid down regulations when presenting the NP to the Council's examiner.

The unanimous view of the NPSG members was that c. above, should prevail and so CB-W would now obtain two quotes from suitable consultants, including timelines, thereby enabling the NPSG to seek a grant to cover the costs of the SEA. In ways, the need to obtain a SEA could be seen as a set-back for the NP, but actually it would demonstrate progress as many of the activities associated with producing a SEA would have had to be done by the NPSG in any case. The fact that a consultant will be engaged to carry out the work adds a layer of professionalism to the emerging NP. The Parish Council should be assured that delivering a

SEA is a step forward by the NPSG. The SEA could be discussed and minuted at the next Parish Council meeting, by which time the application for a grant should be complete.

ACTION: CB-W

6. Planning Applications.

- Black Horse Lane (16/10998/FUL). Remains under consideration.
- Manor Farm (17/12354/FUL and 17/12364/FUL). Two additional farm buildings (Piggery nurseries). The council has asked for further information in respect of odour elimination.
- Little Leas (18/00006/FUL). Demolition of existing property and out buildings and replacement by a single dwelling. Consultation period ended on 15 Feb 18 but the target date for a decision has moved to 27 April 18. The owner of the property has been asked to establish ownership of the path which runs alongside the front of the bungalow.
- Bourne Beeches (18/01396/FUL). Planning permission is sought to demolish the existing bungalow and construct a replacement house. The council requested comments by 27 March 18. The Parish Council has raised objections to the new build.

8. **Other NPs.** AA mentioned that the focus on new developments was very much centred on cities and large towns; the idea being that affordable housing, for example, would be more easily available where a larger volume of houses was being built outwith a NP. Large villages, such as our own, would be left to decide the amount of housing villagers were prepared to accept as detailed in a NP. The NPSG should be on guard when looking to the NP to protect the Winterbournes from new developments creeping ever closer to the parish boundary.

9. **AOB** None.

Next Meetings:

Monday, 23 April 2018

Monday, 21 May 2018

Monday, 18 June 2018