

Duddington with Fineshade Neighbourhood Plan Advisory Committee Meeting
8 April 2019
19.30
Duddington Village Hall

1 In attendance:

Sandie Parsons – Chair (SP)
Shenagh Hackett- Secretary (SH)
Gary Kirk – *Yourlocale* (GK)
Derek Doran - *Yourlocale*
Sandy Scott (SS)
Paul Hackett (PH)
Barrie Galpin(BG)
Lucy Hurst (LH)

Apologies for absence:
Rick Holder

2 Declarations of Interest

There were no expressions of interest declared.

3 Minutes of Meeting

- a) The minutes of the previous meeting held on 9 January 2019 were proposed as a true record by BG and seconded by SP.
- b) Matters arising not covered by the agenda:
A query was raised concerning the Cecil Estate and whether they had been contacted as a stakeholder in the area.

Action:

- BG to send contact details to SH.
- SH is to contact Burghley Estate office to determine their intentions towards Church Farm yard.

It was agreed to suspend the agenda and cover major items, the housing and environment chapters of the Plan

4 Housing Chapter

Derek Doran of *Yourlocale* explained the process involved in identifying and assessing potential development sites within the Neighbourhood Plan designated area.

A Strategic Land Development Assessment (SLDA) is required to be carried out and once agreed a sustainable site assessment (SSA) is then carried out on the sites following a ranking matrix.

Five sites were identified in Duddington where development could be considered;

The Mill
Sheffield and Ford site

The yard at Church Farm
Land behind Stocks Hill House
Manor Farm

and at Fineshade;
The "sheep" field.

SH and PH had met with Adam Farnsworth of Berry's, Mark Constant and spoken to Mick Ford concerning their intentions for potential developments.

A planning application had been put forward by Mick Ford last year for development of their site and this had been refused by ENC. On investigation this had been refused because of the size and number of houses.

Berry's, on behalf of the Jackson Estate, have already plans in place however they are now awaiting the results of the SSA before progressing.

Mark Constant is intending to restore the Mill, and developing living accommodation. He is also hoping to restore the water wheel to provide electricity.

Following completion of the SSAs, these will then be sent to the landowners to review and to comment.

Actions:

- SH to contact Burghley Estate Office to determine whether their long term plans include the Church Farm cottages as well as the yard.
- DD to prepare preliminary assessments to be distributed to the Group for review.

5 Natural and Historic Environment Chapter

It was noted that the version of the pre-submission plan available at the meeting was version one. BG presented version two and took the Group through the updated environmental chapter highlighting areas where further information and considerations are required. This is still very much work in progress and policies are also being drafted to reflect the concerns arising from the consultation survey.

A number of community actions have been identified which are to be managed by the Parish Council. More discussion is required in this area to ensure that the Council do not become over-committed.

Items discussed included;

- The inclusion of the approach to Top Lodge as an important open space was discussed. All other spaces were agreed.

Action:

- GK to discuss with JM
- A review of the designation of the playground at Top Lodge as an important place as it was felt that this was already protected.

Action:

- GK to discuss with John Martin (JM)

- Duddington Village: Non-heritage assets need to be identified. These are buildings that are considered to be of historical or architectural importance and are not listed buildings. Facilities such as the Pub and the Village Hall are considered community assets and will be covered in that chapter.

Photographs and a brief description will be required for each building

Action:

- SS to cross check buildings in Duddington against the listed building register.
- BG to provide photographs and description of the Top Lodge house and other areas such as the cottages.
- Forestry Commission: The suggestion that the PC monitors work against their forest plan to ensure adherence could be phrased more subtly. As part of the community action the FC could be invited to present a report to the PC at their annual general meeting to feed back on their work carried out over the year.
- Tree protection orders: This requires identification of trees in the Village that may not be covered by a TPO but may be of significant value. This should also include hedgerows.

Action:

- LH to liaise with Rick Holder who is the Parish Tree Warden (?), to identify any to be included in the Chapter
- BG to complete for Fineshade.
- Noise: A number of concerns were raised in the survey over the noise from the Bullimore's quarry.

A paragraph describing the issues together with a community action is required.

Action:

- SH to approach members of the PC who are already leading on these issues.
- Views: It was agreed that these should be views that enhance the area such as the view approaching the Village.

Action:

- SS to finalise the photographs and to prepare a small description with each picture
- Two further stakeholders had been identified, The Welland Valley Trust and the Cecil Estate Family Trust

Action:

- SH to contact
- The importance of connectivity: A footpath to link Collyweston with Duddington had been discussed with the Burghley Estate and appeared to be acceptable. In addition another footpath is under consideration linking Fineshade with Duddington
- Renewable energy: Two sites within Fineshade have been identified as having the potential for a solar farm.

- Important open spaces: The inclusion of the fields approaching top Lodge was queried.

Action:

- GK to discuss with JM
- Local green space: Four spaces have been identified where development proposals would not be permitted that would result in the loss of or having an adverse effect; these were identified as Mr McGregor's Garden and the Welland Access Green in Duddington and the "Sheep" field and the Community Green and Orchard at Fineshade.
- A43 junction with Fineshade: This was considered as a Community Action. In the past this has been reviewed by Northants Highways which resulted in the speed limit warning sign. However analysis carried out over the past years has shown that the majority of drivers do not exceed the limit. The Highways Safety Team have also reviewed the road and stated that it is safe and it is drivers that are the issue. Incidents that do occur at the junction are not classified as an RTA unless there is a fatality.

Action:

- To monitor and review the incidents

4 Funding

£2000.00 was allocated from Groundworks Uk and this was utilised during February and March. The end of project report was completed by SH within the required timescales. GK explained that the next round of funding had not yet opened.

10 Date of next meeting

It was agreed that the next date would not be set and consultation work could be carried out via email consultation. It is important that where this takes place all members reply as soon as they are able to keep the Plan on track,