

Duddington with Fineshade Neighbourhood Plan Advisory Committee Meeting
10 July 2019
19.30
Duddington Village Hall

1 In attendance:

Sandie Parsons – Chair (SP)
Shenagh Hackett- Secretary (SH)
Gary Kirk (DD) – *Yourlocale* (GK)
Derek Doran - *Yourlocale*
Paul Hackett (PH)
Barrie Galpin(BG)

Apologies for absence:
Rae Spencer Jones
Lucy Hurst
Sandy Scott

2 Declarations of Interest

There were no expressions of interest declared.

3 Minutes of Meeting

- a) The minutes of the previous meeting held on 8 April 2019 were proposed as a true record by BG and seconded by PH.
b) Matters arising not covered by the agenda:

Action:

- SH.to contact Burghley Estate to try and find contact details for the Cecil Family Trust.

4 Site Sustainability Assessments

- a) Following receipt of the site assessments for the six sites identified for potential development it was agreed that three sites would be sufficient to be recommended to the Parish Council for inclusion in the Plan.

The sites are:

Manor Farm

The Mill

Redundant builders' yard – Sheffield and Ford

The field at Fineshade was assessed as unsuitable for development receiving a red rating.

As the three sites will provide the amount of development required for the Parish, Stocks Hill would not be required and therefore would be considered as open countryside outside of the development envelope.

- b) The number of dwellings that the sites would provide was agreed as:

Manor Farm – 7units with the majority being 2/3 bedroom houses

Redundant builders' yard – 5 - 6 x 2/3 bedroom houses with a mix of bungalows which could provide retirement homes

The Mill – one dwelling with two lets

This will provide fourteen units.

- c) In order for these to now be included in the Plan the assessments will need to be approved by the Parish Council.

Action:

- An extraordinary meeting of the Parish Council to be called to approve the recommendation of the Fineshade field as an unsustainable site for development. Following this the owner to be contacted with the assessment results with the offer of meeting to discuss the results.
- The remaining sites to be tabled at the next meeting of Parish Council 6th August.
- SH to contact Mark Constant to confirm the boundary for the Mill.
- GK to process limits to development and boundaries of sites.

5 Draft Neighbourhood Plan

The next version of the Plan had been previously circulated and it was explained that this was not the final version.

Suggested for amendments were provided and it was agreed that before final publication the Plan would be reviewed looking at typos and consistency of tabulation.

Other suggestions included:

- The inclusion of a glossary and an introduction explaining how the Neighbourhood Plan fits in with the planning layers was considered to be a good idea.
- The Plan should also include a reference to the “state of flux” within Northamptonshire County Council as the unitary authorities are being set up.
- The moving of building for sustainability from the Environment to the Planning chapter.
- Noise to be separated into include traffic and the quarry.
- Changes to woodland were also suggested, in particular 8.2.

Actions:

- Amendments to be sent directly to GK
- BG to discuss woodland issues with John Martyn
- SH to provide information concerning the quarry to BG.

6 Process from here

It was agreed not to set another meeting date until all amendments have been covered and further information supplied. The next draft which may be the final will then be prepared for approximately the end of August

Action:

- Following the Parish Council meeting to approve the SSA's, letters to be sent to landowners (SH)
- Consultation statement to be prepared (SH)
- A condition statement will be required. GK to send example to SH.

7 Any Other Business

There was no other business

8 **Date of next meeting**

The next meeting will be arranged depending on the progress of amendments and further information.