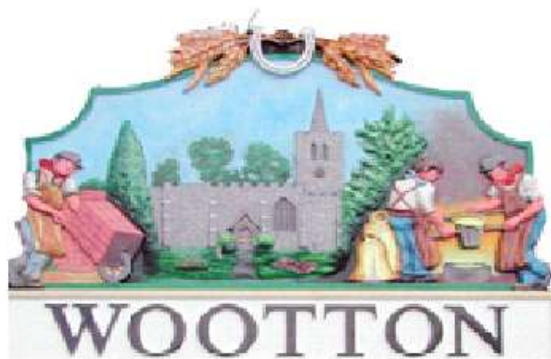




WOOTTON PARISH COUNCIL

3 Longden Close
Haynes
Bedfordshire
MK45 3PJ

Tel: 07531 930788

E-mail: woottonparishclerk@gmail.com

Website: woottonpc.bedsparishes.gov.uk



[www.facebook.com/
WoottonParishCouncilBedfordshire](http://www.facebook.com/WoottonParishCouncilBedfordshire)

Minutes of the Neighbourhood Plan Steering Group meeting held on Wednesday 22nd February 2017 at 8.05pm in the Memorial Hall, Bedford Road, Wootton

Present	Gareth Lloyd (in the chair - GL), Gerald Bygraves (GB), Bob Hensher (BH), Paul Quirk (PQ) and John Wheeler (JW). JW is also the Borough Councillor for Wootton. Cllrs Brian Doggrell (BD) and Stuart O'Dell (SO) were also in attendance. In attendance: Sue Playford (SP) as Clerk to the Council.		
Absent (no apologies received)	Stacey Gittens (SG), Bob Wallace (BW).		
Agenda no	Agenda item title	Resolution	Action
NP17/09	Apologies for absence. Sandra Jackson (SJ).	N/A.	N/A.
NP17/10	Disclosure of local and/or disclosable pecuniary interests. None.	N/A.	N/A.
NP17/11	To consider any dispensation requests received by the Clerk in relation to local and/or disclosable pecuniary interests, not previously recorded. None.	N/A.	N/A.
NP17/12	Minutes of the previous meeting. <i>Minutes are published on the Wootton Parish Council website: http://woottonpc.bedsparishes.gov.uk/.</i> Members of the Neighbourhood Plan Steering group are asked to receive and adopt the minutes of the Neighbourhood Plan Steering group meeting held on 18 th January 2017.	Resolved to receive and adopt. Proposed: PQ. Seconded: BH. Resolved by all present.	SP to keep on file.

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NP17/13	Matters arising from the minutes – for information only. None.	N/A.	N/A.
NP17/14	To receive an informal presentation from Jemma McLean (Bedfordshire Rural Communities Charity - BRCC) on the production of a Neighbourhood Plan and to make recommendation to Full Council as necessary.	SP had spoken with Jemma on 21 st February 2017, as Jemma was unable to attend the meeting. (Appendix 1). It was noted the workshop would be a two hour intense event	SP to keep on file.
NP17/15	To receive an informal presentation from Regeneration Positive on the production of a Neighbourhood Plan and to make recommendation to Full Council as necessary.	Trevor Roff (Regeneration Positive) introduced himself and handed out his “Introduction to Neighbourhood Planning” brief. (Appendix 2). He stressed the need to engage a planning consultant at the earliest opportunity (even if their services were not needed immediately) as limited numbers were available. SP confirmed she had approached several and dates to meet with one were being finalised. He then noted his interest (without prejudice) in one settlement currently being considered as part of Bedford Borough Council’s (BBC’s) Local Plan 2035. He urged caution following recent announcements that Wootton would face no further development – sites removed elsewhere in the Borough during ongoing consultations would be allocated elsewhere and ongoing impact was significant in rural areas. It was necessary to engage community aspirations regarding further growth otherwise BBC would have the final say. A finalised Neighbourhood Plan (NP) would contain policy documents such as land allocation but could also detail non-policy actions, such as average	SP to take forward.

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		speed cameras/parking concerns. The NP would have to conform to BBC's policies but could influence issues such as housing design. Engaging with the community was key – the NPP would go to referendum and would need a vote (in favour) of 50% or more of those who attended. He did however, recognise the challenges, given the size of the village. He added a completed NP would have to contain housing growth even though BBC's current recommendation was for no further development (to allow existing development to settle). Pressures from London/Luton Boroughs could affect that recommendation in future years, as could any decision not to take forward other proposed new settlements. PQ asked who would likely oppose adoption of the NP – TR stated it would be assessed for compliance by BBC and inspector-examined before referendum. Possible objectors could include residents who felt they had not been consulted during the process and landowners aggrieved their land had not been considered for development. Lack of green space within the village was noted as was the impact of a 500 house development proposal at Gibraltar Corner (Kempston Rural), as part of the Local Plan 2035. Trevor confirmed he was aware of the issues identified to date by the steering group, but added it needed to move forward. GL asked what the scenario would be if a selected field for development remained undeveloped by 2035. Initially thought an	
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		unlikely event, it was noted land prices had decreased significantly in recent years which could leave landowners reluctant to sell. SO believed the parish council would be letting the village down if it did not produce a NP. It was noted a NP had to be taken into consideration by BBC – when in the past, parish plans were not. TR stated BBC were moving quickly to secure a five year land supply and finalise their Local Plan 2035. After discussion it was agreed to take the following issues to the next meeting of the steering group: • Whether to redraft a new tender document; • Whether to run a Housing Needs Survey alongside the initial launch, or beforehand (it was understood that survey would take approximately three months to complete); Costings to complete that survey and engage Regeneration Positive for Phases 1 and 2 (as per appendix 2) would be in the region of £7,600 – a decision would be needed on whether to take that initial spend from the parish council’s budget heading or seek equivalent funding from Locality. TR was thanked for attending the meeting.	
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Meeting closed at 9pm.

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