

BPC Neighbourhood Plan Advisory Committee
Minutes of the meeting held on Monday, 24th. July, 2017
7.15 p.m. in the Botley Centre Committee Room

Present: David Grinham, Chairman (DG), Cllr. Colin Mercer, Vice Chairman (CM), Cllr. Sue Grinham (SG), Cllr. Jeff Jones (JJ), Hugh Dixon (HD), Bob Nimmo (BN), Rosemary Nimmo (RN), Derek Oswald (DO), Stephen Wildin, Project Manager (SW).

Visitors: Caroline Day, Jill Gatterel, Barbara Gray, Nigel Gray, Mike Turnbull.

The Chairman welcomed the visitors, who are all residents of Winchester Street.

1. **Apologies:** Cllr. John Gorham
2. **Declaration of Interest:** There were no declarations
3. **Minutes of the previous meeting on 26.06.17**

Minutes of the meeting held on 26th. June, 2017 were agreed to be a correct record.

4. **Matters arising:**

Re 8 (i) Transport

Colin now has an updated version of the paper which he will circulate shortly.

5. **Project Manager's report**

(i) Project plan progress

SW presented an updated timeline graph as a guideline for the next few month's activities, again to be adaptable according to circumstances. He then spent a few minutes explaining the Neighbourhood Plan process to the visitors. He said that the Plan would change and develop as more input was received and the present documents were only first versions.

(ii) Representatives' meeting with Eastleigh Borough Council (EBC) planners. 19.07.17

DG, CM, SW and Tony Charles (TC) met with representatives from the planning department, including Dikkon Bright and Dawn Hepple. Julia Birt from HEWEB LAC was also present. The meeting began in a confrontational atmosphere with our members told that Botley did not need a Neighbourhood Plan and TC asked if he was qualified to advise! TC went to great lengths to explain the work that he and the BPC committees had carried out so far and our other representatives explained Botley's position on further development. EBC then admitted to being impressed at how far we have progressed.

The parties then agreed to enter into open discussion and co-operation, with mutual respect, and EBC accepted that they have a legal duty to assist in the preparation of the Plan. Quarterly joint meetings will be held, beginning at the end of August. Thus the meeting ended in a much more positive manner.

CM, however, reported that it has since emerged that EBC is amenable to using a site off King's Copse Avenue in West Botley for a further 77 houses, despite our NP specifying no more large developments. This was not disclosed at the meeting and CM is drafting a letter of complaint.

6. Proposed Public Consultation

DO reminded the members that he is keeping a log of communication actions back to the February 2016 survey, as well as all publicity undertaken.

(i) Progress to date

Unfortunately the previously proposed date of the end of July for delivering consultation leaflets would not now be met because of problems in gathering the necessary materials in the time available; the display at Curdridge Show was cancelled for the same reason.

(ii) Next steps

The committee confirmed that the first stage consultation, as previously agreed, will go ahead. Central subjects to be housing, housing with BO2, the by-pass and some other aspects of transport. HD recommended that the consultation items be summarised in a pamphlet, focusing on the important subjects.

DO will draft out consultation questions and send round for comment, and will contact John Hamon regarding poster and leaflet design. He will liaise with SW. SG is putting an item in the BPC autumn newsletter. SW is currently investigating leaflet distribution possibilities, and will produce some laminated copies of the EBC SLAA for posting up.

A visitor questioned how the Plan could be broken up into separate subjects when they were all interlinked. SG gave further information on how the Plan will be structured and RN said that the sections will be based on the NP approved layout.

A second questioner asked if Botley needs the 300 houses at BO2. The Chairman said not in his opinion, but unfortunately the housing was virtually agreed so, reluctantly, we will have to make the best of it and aim to secure important benefits for Botley. It is possible that there may be fewer than 300 in the end.

CM commented that housing is expensive in Botley so we should press for small affordable homes, in this case not meaning social housing but properties priced within the reach of young people and essential service workers in the Botley area.

7. Proposed modifications to the Housing Topic Paper, Housing Chapter

This has now been re-formed by TC into two sections:-

T2 Compliance with national and local planning

T3 NP proposals specific to Botley.

CM presented his comments on the amendments suggested by DG and SW.

Items were discussed as follows:-

5.4 Suggestion: *Insertion of further details regarding provisos.*

Agreed this will be finalised by CM, DG and SW

5.6 and 5.8 Suggestion : *Removal of clauses relating to small developments and rural exception sites, as not having been agreed by the NP committee.*

CM said that in the past residents have been in favour of smaller developments rather than large ones. He thought that the community must now be consulted again to see if opinions have altered now that so much housing is already to be built. Committee members were in agreement with this.

It would be unwise to remove the rural exceptions clause which is designed for unusual situations where a very small number of individual buildings might be required for rural purposes.

5.12 Suggestion: *Policy H6 to be as agreed – BO2 only and no other developments.*

CM thought there was a misunderstanding about this clause. In fact it relates to the shape and form of any new housing and is not an assumption of new development. RN said that it is a standard planning clause and not specific to Botley.

SLAA 5.38 Suggestion: *We should object to this site as housing not needed here.*

CM pointed out that the site was being proposed for Class B business use only (offices etc.), not for housing, and would in any case require the relocation of the car dealership which is unlikely to happen.

SLAA 5.39 Suggestion: *We should object to this site*

This is based on the 2015 SLAA and in the new 2016/17 SLAA it is considered to be an unlikely prospect for housing development. It would, in any case, come under small sites.

It was agreed that for NP purposes small sites should mean up to 15 houses.

SLAA 5.44 Suggestion: *We should object to this site.*

This is the Pear Tree at Boorley Green (BG). These proposals may be out of date but need to be investigated. SW will enquire from a contact and CM suggested that local consultation at BG might be needed.

It was agreed that DG, CM and SW will meet to discuss these suggestions further. before consulting TC. Decisions to be reported back to the committee

8. BPC Traffic Counts

CM proposed to request the BPC to finance traffic counts at Winchester Road BG, and Woodhouse Lane. These will be carried out the first week in October, with counts every 15 minutes. This was seconded by SG and agreed unanimously. We will be particularly interested in the results for HGVs.

9. HCC plans for Uplands Farm (BO2)

In addition to matters already discussed DO reported that the Allotments Association is already in correspondence with County Estates regarding retaining the existing plots.

Consultation on the site will take place in the autumn and the farmer and smallholder are on one year's notice. The developers are open to suggestions for use of unallocated land and are prepared to work to TC's Design and Materials policy. At an HCC meeting, which is taking place at the same time as this committee, it is intended to re-constitute a group to liaise and co-operate with Botley.

In reply to a visitor's question CM confirmed that there would be only an emergency entrance/exit onto Winchester Street at the lower end of the site; the main entrance will be right at the top. He promised to release the BPC copies of the plans very shortly.

Following on from this CM reported that he had attended an HCC meeting regarding the development north of Woodhouse Lane. Two exits from the secondary school were proposed onto the Lane, which did not sit well with its inclusion as part of the by-pass. However, the planners listened well to comment. They are anxious to build the new school speedily as Wildern is bursting at the seams. There may be a footbridge over the railway to BG.

10. Comments on proposed amendment to the BPC NP Advisory Committee Terms of Reference

DG said that he had been very unhappy about the terms of the TOR as initially worded. and he has subsequently met with CM to consider changes. At the last Parish Council meeting it was agreed that the proposed amendments should be put before this committee.

CM then took the meeting through the proposals. Items were discussed as follows:-

Clause 1(a) The official title of the Advisory Committee will be approved by the BPC.

Clause 3(i) Some committee members were concerned that the monthly progress report to the PC would be subject to "endorsement or otherwise of the decisions taken". This was felt to be excessively controlling and likely to inhibit the committee's work.

JJ then proposed new wording "Provide a monthly report for the Parish Council for discussion and/or for the Councillors to express any reservations for future debate."

Secunder SG. All in agreement.

Clause 4(b) The Chairman objected to the word "normally" in "Members of the Advisory Committee will be individually appointed by the Parish Council, normally following recommendation by the Advisory Committee", (AC). Other members were also unhappy that the PC might have its own agenda, to the detriment of the AC. CM argued that the Council should have the ability to appoint its own nominees to its own committee, although it would rarely happen.

After vigorous discussion it was agreed that "normally" would be struck out.

Clause 8(e) The committee were happy with the proposal to set up an expenditure budget for minor items. This will allow the group to purchase working items without the need to consult the PC. £1500 was thought to be a sensible amount and this will be put to the PC for agreement. All purchases to go through the Parish Clerk.

All other draft amendments were accepted by the committee, without further comment.

11. Any other business

- SW is working on a first draft of the overall Neighbourhood Plan and will circulate it in due course.
- JJ is writing two pages of A4 on Employment for the Social Chapter. He has sought feedback from various sources and is waiting for Kevin Barton to come back to him with something on Education.
- The Secretary asked if the meeting with EBC had produced any clarification of when our Plan could be called Emerging. This would be when it was submitted to EBC for approval after consultation. CM will circulate the meeting notes.
- BN has established that a major gas main runs through the site approved for 680 houses at BG. He will continue to investigate. Also it might be possible to run a relief road to the by-pass from the Maddoxford Lane housing sites using the existing bridge over the railway. He is investigating this in a private capacity.
- TC wants to put our Heritage references into the Design and Materials chapter. CM suggested that a link to the Heritage paper might be adequate.

12. Date of next meeting

Monday, 21st. August.

R.A.F. Nimmo, Secretary.

5.08.17