



MINUTES OF THE MEETING OF THE SPNDP STEERING GROUP
HELD ON TUESDAY 9th FEBRUARY 2016 AT 7.45pm
AT THE STANDON AND PUCKERIDGE COMMUNITY CENTRE

Present: Mike Gill (Chairman), Claudia Chalkley, Maureen Wren, , Jan Cunningham, Dick Rainbird MBE, Neil Johannessen, Michael Baker QC CBE, Jennifer Heaven, Jonathan Law, Colin Jenkins, Brenda Howard, Warren Pickering, Sam Wells, Pauline ?

Jed Griffiths, Griffiths Environmental Planning

Minutes: Belinda Irons, Standon Parish Council Clerk

Public: 2

16.18 Apologies: Graham Cowell, John Riris

16.19 Minutes of the meeting held on 19.1.16

16.20 Declaration of Members' Interests (disclosable pecuniary interest/another pecuniary

interest/a non-pecuniary interest)

Colin Jenkins Wickham Hill Land adjacent to personal property

16.21 Steering group membership – review attendance and consider any requests to join Steering Group: no further applicants

16.22 Comments from non-committee members attending (limited to three minutes)

Land north of St Mary's Church, Colliers End: Standon Parish Council has requested information from the Neighbourhood Plan Steering Group before it takes a decision on the planning application.

16.23 Land Allocation and Site Assessment: update

"update from meeting with East Herts Planning Team"

Members of the Land and Housing Group met with Isabelle Haddow and Martin Plummer of EHDC to discuss the implications of the Cafe Field application, and to update officers on the progress of the Neighbourhood Plan and the land allocation.

Comments are still being made on the Cafe Field application, but more information is required from Highways and Archaeology. The application is unlikely to go before Development Management Committee before May, possibly June.

The main Neighbourhood Plan concerns are flooding, sewers, Cambridge Road access, and landscape impacts. Further meetings are required and will be sought with the appropriate Authorities to discuss these issues. Should Cafe Field be granted, it will have to be included in the Neighbourhood Plan as the granted Coop site has had to be included in land allocation. Strong concern was expressed that there will be intense pressure to bring additional SLAA sites to development should Cafe Field be granted.

Should Cafe Field be granted permission, it is vitally important to establish exactly what funds will be available to resolve the issues of flooding, sewers, and access.

At this time, EHDC still does not have a 5 year land supply or an adopted Local Plan. Both these issues leave the District unprotected against speculative planning applications and also indicate a reluctance to defend appeals as costs may be awarded against the Planning Authority.

The Neighbourhood Plan is now vitally important to protect Standon parish from speculative applications. It is further recommended that the Neighbourhood Plan takes a considered approach post 2031.

The Steering Group will have to carry out further public consultations should Cafe Field be granted permission.

The Steering Group will write to the Parish Council to explain that the Cafe Field application, should it be granted, may increase the costs of public consultation.

16.24 Parish Survey: update: John Riris

Business Survey

Landowner and developer survey

Both surveys are on line.

16.25 Annual General Meeting & Open Day events

Preparation for public meetings:

Steering Group members explained their respective presentations, and running order was clarified. Voting slips will be available at the meeting.

AGM agenda: Colin Jenkins suggested that there should be a review of the first year, and the constitution.

16.26 Neighbourhood Plan: Draft document: Chapter One Jed Griffiths

Chapter One and the proposal for format of the document were supplied by email. Evidence from all group need to be supplied for inclusion. Policy writing workshops will be part of the monthly meetings.

16.27 Communications Team:

Leaflets have been distributed across the parish regarding the open days and AGM, with posters on the notice boards and in the shops, and leaflets delivered to each household.

Business survey and received 5 responses.

Landowners survey has received 1 response

An article will be sent for inclusion in PS News.

Website updates with flyer and all relevant info

16.28 Evidence gathering: update from topic groups

16.29 Grant/Financial Status Update

A new grant application has been submitted and agreed by Locality. Neil Johannessen will contact Locality to establish when the payment will be sent to the Parish Council.

16.30 Landowner and agent consultation/meeting: next meeting

16.31 Items for next agenda

Plymouth Brethren

16.32 Dates of next meetings

Dates for 2016: Tuesday

15th March

Public meeting and consultation event:

Ralph Sadleir School Thursday, 11th February 2016 6.30 – 10pm

Williams-Davies Hall: Saturday, 13th February 2016 12-4pm

Meeting closed at 10.15pm