

East Coker Parish Council
Neighbourhood Plan (NP)
The Draft - 11th July 2016 - Meeting Notes

Attendees; Simon Williams, Jo Whitacombe, Chairman B. Sugg, Vice Chair M. Shepstone, Cllrs. S. Snelling, P. Hodge, C. Henocq, D. Goddard, D. Mead, M. Mead, B. Hartley and J. Bennett.

Absent; Cllrs. H. Clarke and J. New

Simon Williams has received Cllr. B. Hartley's comments. The NP has been in development for some time. It is not in a position to go out to the Parish. Simon was keen for Council to have it before the summer break. This is a draft and can still be amended.

Vision & Objectives - These will be listed at the beginning of the plan and in the relative sections.

NPPF (National Planning Policy Framework) and the Local Plan. Simon informed Council that they need to be in regard to it. The plan should have a local flavour.

The beginning. The plan was too disjointed at the start and too technical. It didn't have local flavour, then it was changed. It could still need some tidying. Simon thanked Cllr. C. Henocq for her work on the desk top publishing, Cllr. S. Snelling agreed.

It is very important for the NP to look professional when it goes out to consultation; it needs to look attractive to encourage parishioners to read it.

Development Sites. It had previously been agreed, by the Parish Council, not to have allocated development sites. Keyford is ongoing and there are other sites in the pipeline. The Plan would have taken longer to complete as a strategic environment assessment would be required, causing more delay. From a local plan viewpoint, there isn't the need to allocate site in the Neighbourhood Plan.

Strategy 6, SS1 and SS2 policies were discussed and it was agreed that East Coker is different as it is on a periphery of a large town. It was agreed that it was important to mention these policies in the plan.

A list of sites/planning application/permissions given in the Parish was shown.

Policy East Coker Houses – General Housing is consistent and the list is open to interpretation.

ECH 2, affordable and social housing. Due to a recent court case for sites of less than 10 dwellings then it is not a requirement to have affordable housing.

Contribution (106) was discussed in regards to Keyford and other sites and a list was shown of projects/requirements, which are in the Plan. Simon told Council that he had met with Somerset

County Highways, Nisha Devani, who was very supportive of the highway elements on the list and in the transport policies.

Policy ECCN 6 – Greenspace. A schedule was shown with reasons for the areas being important.

Policy ECCN 7 – Views and Vistas. Areas have now been identified and a schedule of the areas will need to be completed.

The next steps and timetable was presented. Simon suggested that Council were not in a position tonight to approve the final draft, just approve in principle, with a view to formal approval being agreed for consultation at a future meeting.

Timetable:

- Ideally the plan should go out to consultee's mid-August for 8 weeks (minimum 6 weeks).
- Comments would then be due back October 2016
- District Council will then publicise if for 6 weeks
- Then the independent examiner (inspectors go through in great details, but we do not have to make their changes)
- Estimate time for referendum could be in April/May 2017 – 50% of votes need to support the plan for it to be approved.

Simon opened to questions and amendments required by Councillors.

Cllr B. Hartley re-wrote Section 6 and included a proposed figure for the percentage of housing growth, which he supported for inclusion in the plan. The SS Local Plan proposed an overall 9% growth in housing, but as East Coker was 'Rural Settlement' Cllr. B> Hartley proposed a 6% growth rate. In his view, this will make the Parish susceptible to a lot of housing applications. Chairman B. Sugg asked if the section was completely changed do they need to have another meeting with Jo Wilkans. Simon would see it as being part of the consultation document, which would be sent to SSDC. Cllr. M. Mead felt that they didn't need to be precise over the number of dwellings proposed over the plan period, as this was too exact. Cllr. M. Shepstone commented that 6% housing growth was too tight and it's the type of housing that they need to look at. Simon suggested going half way in between the Local Plan figure of 9% and the 6% proposed. However, it was agreed that Cllr. B. Hartley would work out the implications for housing numbers of all percentages, from 6-9% and this would be circulated prior to consideration and agreement on a figure at the next Parish Council meeting and before the Plan was published for consultation.

Cllr. C. Hencoq and Simon to discuss how to import Cllr. B. Hartleys changes. It was agreed to send his changes out to full council for agreement at the next Parish Council meeting. Council also need to decide what housing growth may be. *Subsequently an email has been sent out to full council asking for comments by 18th July.*

Cllr. B. Harlley wanted to include a stronger policy relating to Agricultural Land quality. He felt it wasn't strong enough and needed definition. It was felt that identifying different precise agricultural

land grades would invite planning on the lower grade land. Simon agreed to look at what's in the plan and reconsider.

Cllr. J. Bennett noted that the village should be called the Parish. These changes should be done manually. A question over the birth place of William Dampier was raised. It was agreed after research that he was born at Humberford House.

Cllr. M. Mead noted that the 'set aside land' on the suggested projects list should be removed, it was agreed to remove it.

Chairman B. Sugg thanked Simon and Jo for attending the meeting and for their hard work. It was agreed that the plan will be signed off at the August meeting after changes from Councillors comments.