

Berkswell Parish Neighbourhood Development Plan (NDP)

Minutes of the meeting held on 10th May 2018 in The Jubilee, Station Road, Balsall Common at 7.00PM

1) Evacuation procedures

Evacuation procedures were explained.

2) Open Forum

2 members of the public in attendance for most of the meeting.

3) Attendance

Andrew Burrow (AB) Chairman

Vince Ritters (VR) Vice Chairman

Jane Edwards (JE) apologies received in advance for lateness. Arrived 7.10.

Geoff Wheeler (GW)

Keith Tindall (KT)

Richard Drake (RD) Secretary

4) Apologies for absence

Kay Howles. Our consultant Louise Kirkup was not required to attend.

5) Declaration of interest

AB advised that he owned a property on Old Waste Lane which included a field that could be removed from the greenbelt in the current SMBC Draft Local Plan. GW advised that he owns a property on Meeting House Lane (backing on to proposed developments on Barratts Farm). Both will not take part in any discussions where they could compromise our decisions and will not vote on policies B1 and B3.

It was agreed that AB would be granted a dispensation to speak and chair the discussion on the output from the residents and business survey. He would not take part in any item if it became clear that a change to Policies B1 or B3 were implied. GW was granted the same dispensation.

6) Confirmation of minutes of 8th March 2018

The minutes were approved and signed. Draft minutes are on the Berkswell PC website. The signed copy will be held by the Berkswell Parish Clerk.

7) Matters arising not covered by the Agenda:

The report on the Berkswell 1st Draft plan consultation to be updated (to include summary of returns received).

8) Responses to the 1st draft plan from the following were noted:

8.1 – Berkswell Society – 8th April

8.2 – Greenlight Developments – 26th April

8.3 – Richard Brown Planning Ltd – 17th April

8.4 – SMBC – 20th April (& meeting on 26th April)

8.5 – BCVRA- 2nd May (NB BCVRA did not meet until 1st May to agree response).

8.6 – St George & Teresa Dorridge incorporating Church of the Blessed Robert Grissold - 19th April

8.7 – Stratford upon Avon DC Consultation unit (residents & business consultation)* – 8th April

8.8 – Berkswell village parking and traffic calming consultation. (Survey forms still being analysed).

These responses are available on the NDP page of the Berkswell PC website.

(NB AB took no part in any discussion on Greenlight or Richard Brown. GW took no part in any discussion on Richard Brown).

Approved:

- 9) It was noted that with regret that no response to the 1st draft plan had been received from Balsall Parish Council. In addition it was noted that Balsall PC had not shared any data from their own consultations that had included responses from Berkswell PC residents. It was agreed that a copy of the Consultation Report from Stratford Council would be sent to Balsall PC as many of the comments were concerning matters in their parish.
- 10) The committee noted a draft history of the Meeting House Lane recreation ground presented by a resident. Thanks were expressed for this work.
- 11) After consideration of the responses received the following amendments and work plans were agreed:

Greenlight Developments - LK to review

SMBC

- 1.1. Page 7 points 2.5 penultimate line. Replace "14 green" with "15 green"
- 1.2. Page 10 objective 2
 - 1.2.1. After "housing designs" add "and layouts"
 - 1.2.2. at the end add "and water management"
- 1.3. Page 10 objective 3. After "high quality green" add "blue (water related)"
- 1.4. Page 14, 2. Layouts and accessibility
 - 1.4.1. The sentence beginning "where practical" should not be paragraph "a". It is a general introduction. Remove the "a" and re- number all subsequent paragraphs, The new paragraph "a" starts "Layouts should include...."
 - 1.4.2. Old point "f" new point "e" after reordering – insert the words "Longer" before "new roads"
 - 1.4.3. Reword the start of old point "g" new "f" "For ease of use and permeability without recourse to motorised transport, access for pedestrians and cyclists should be maximised through....." then as before.
 - 1.4.4. Page 15 item 4a – reword after "restricted" to "not to exceed 2 ½ storeys, including rooms in the roof space"
 - 1.4.5. Page 15 item 4b – replace the word "encouraged" with "permissible on new housing developments"
 - 1.4.6. Page 18 Draft policy B2 penultimate line. Add the following words after "infill sites "that does not expand the existing village and"
 - 1.4.7. Page 30 para 4 in landscape character.
 - 1.4.7.1. Move this whole paragraph to policy B1 under Layouts and accessibility old number 2h (new number 2g). Insert it after "overlooking"
 - 1.4.7.2. Amend the moved paragraph to read after 2.86 hectares "of green space plus 0.4 hectares of informal green space per 1000 inhabitants in line with" etc
 - 1.4.8. Page 40 the policy on extensions. Reword point 1 to read " The scale and form are subordinate in scale to the existing building, the roofline not to exceed the existing rooflines and the character of the street scene is protected"
 - 1.4.9. Page 49 policy B10 the first general opening paragraph. Replace the words "conference rooms and training facilities" to "meeting facilities to support small scale local businesses"
 - 1.4.10. Page 50 paragraph 11,10. Line 3. It is Balsall Parish Council not Balsall Common Parish Council.
- 1.5. Paragraph 11.8. The scale of development would not probably justify convenience shopping on the strategic sites and we want to encourage the continuing use of BC centre. Does this paragraph need rewording? LK to amend to confirm our support for the BC centre.
- 1.6. Does Policy B8 on parking comply with NPPF. To be reviewed by LK.
- 1.7. Stories misspelt on page 15 item 4a
- 1.8. Vehicle access from main roads to be 1st point in Policy B1.
AB and GW exited the meeting after 1.2 for the above

St George & Teresa Dorridge incorporating Church of the Blessed Robert Grissold

To be discussed with LK on 15th May.

Stratford upon Avon DC Consultation unit (residents & business consultation)

(NB any personal data or addresses included to be redacted before publication).

Noted that although a total of 923 responses were received not all questions were answered by all respondents.

There was strong support for the 1st Draft Plan across both parishes.

There were also 311 individual comments received ranging from a single sentence to several paragraphs. The committee reviewed these comments in detail and considered they fell within a number of categories:

- 1) Should there be other green spaces be designated within Berkswell Parish, specifically, Lavender Park, the Fisheries and "The Lant" Playing field. To be discussed with LK.
- 2) Comments about infrastructure (Schools, Roads, Doctors) not covered by an NDP.
- 3) Comments for and against the proposal for the Local Green Space on MHL.(although high scores on the survey in favour). As above - To be discussed with LK on 15th May.
- 4) Comments objecting to no/little building in Berkswell Village. SMBC policy not NDP.
- 5) Comments about no "affordable housing" in Balsall Common. SMBC policy already allows for 40% (propose to increase to 50%).
- 6) Comments for and against multi-storey car park at Berkswell Station. No change proposed.
- 7) Parking in BC Centre. Out of scope for Berkswell NDP. Consultation to be shared with Balsall PC.
- 8) Comments about footpaths, pavements and the Greenway. Those in new developments covered. Other out of scope of NDP.
- 9) Comments about traffic & street furniture. Out of scope of NDP.
- 10) Comments about areas within Balsall PC. Out of scope for Berkswell NDP. Consultation to be shared with Balsall PC.
- 11) Comments about local leisure facilities. To be added to "wish list" on Page 58, item 2. Further work required in future on viability and prioritisation in conjunction with Balsall PC.
- 12) Suggestion Policy B1 skewed to large developments. Not accepted. Policy points apply to all scales of development.
- 13) Comments about need for "low income" housing. SMBC policy allows for 40% affordable housing,
- 14) Comments about need to separate pedestrians from cyclists. Already covered in policies.
- 15) Concerns about community safety. Already covered in policies.
- 16) Query around correct terminology for recreation ground. To review with LK.
- 17) Suggestion that trees should be required in new developments. Agreed to add trees to Policy B3 item 3.

Date of next meeting:

The Jordan Room, St John the Baptist Church, Church Lane, Berkswell at 1.30PM on Tuesday 15th May 2018.

(*NB a subsequent report of just the Berkswell Parish responses will also be published on the website)

Approved: