

Garway Neighbourhood Development Plan Working Group Meeting
12th July 2018 7pm
Community Centre Café

1. Present - Chris Strange (Chair), Margaret Oke, Nic Oke, Mike Brewer, Les Watson

Members of the public – Hilary Keenan. Liz Butcher, Steve Johnson

Apologies – Craig Hooper, Bill McGinley

2. The single agenda item was to discuss comments received from the second NDP consultation and finalise the Neighbourhood Development Plan Document.

A total of 22 comments were received before the meeting and a further 4 were found on the table at the community centre at the meeting. These additional comments repeated points already received. Summaries of the comments are shown in the table below. Summary of the discussion and any resulting actions are recorded in the right hand column in the table.

The comments are listed in the table below, in no particular order, with proposed actions

	Comment	Summary of discussion
1	Consider light pollution affecting nearby properties	The group agreed that this is dealt with in current draft NDP on Page 13 in section 5.4 Action NDP Working Group
2	Retain rural environment – hedgerow, trees etc. Replace as necessary	Agreed that this is covered in the current draft NDP on Page 13 in section 5.4 Action NDP Working Group
3	Protect ribbon development – 1 dwelling deep	This is stated as one of the core policies presented in the consultation and now needs to be incorporated in the next version of the NDP Action NDP Working Group
4	Clearly communicate with residents on developments as they occur – develop an email list	The group felt that this is an important point that goes beyond NDP work and should be actioned by the Parish Council. The PC currently have a website and parishioners can register their interest, however a more proactive approach is needed to gather as many email contacts as possible to enable quicker and more frequent communications with parishioners. Action Parish Council
5	Owner of bus depot brownfield site would prefer to develop his field rather than the brownfield	Possible conversation needs to take place with the owner. Action NDP Working Group

6	Developments should favour smaller low-cost units that are eco-friendly if possible. Look and feel should fit with rural character of Garway	The definition of 'affordable' was discussed and it was agreed that we mean starter homes which are smaller low cost homes available on the open market. A preference for such homes should be added to the NDP. Action NDP Working Group The need for rural fit is in the draft NDP on Page 12 section 5.2
7	Broad Oak boundary very restrictive, no room for development	Discussion on this topic focused on the flexibility of settlement boundaries over the course of the plan. Action NDP Working Group to seek advice from consultant
8	The Broad Oak settlement boundary does not allow for any development. Garway is favoured more! (sic)	Discussion on this topic focused on the flexibility of settlement boundaries over the course of the plan. Action NDP Working Group to seek advice from consultant
9	Settlement boundary at Little Newlands includes some of Newlands Farm fields	The boundary has not been drawn correctly. This will be redrawn to include the brownfield site only. Action Consultant
10	Part of Newlands Farm (field) is in the proposed settlement boundary. Why not the whole of the Farm?	The boundary has not been drawn correctly. This will be redrawn to include the brownfield site only. Action Consultant
11	The NDP has a comment regarding dark skies exceptions for some buildings e.g. community centre, village hall, pub etc. Exceptions are a risk as they set precedents.	Followed up with person concerned and the comment is now withdrawn – no further follow up needed.
12	Support the plan but need to continue a strong fight against the county council imposing extra numbers simply to meet the county 5-year target.	It was felt that this is not a point that can be included in the NDP but does affect PC support for future planning applications. Action – NDP working group to raise with PC
13	Good plan. Important to continue to fight for recognition of the current boundary settlement along the south of Garway as a statement of local opinion, notwithstanding recent planning decisions	This is part of the core policies listed in the display at the community centre Action – NDP working group to add all core policies to the NDP
14	Looks good – sites and policy. Thanks.	No action needed
15	Can we protect the view/character landscape looking	The NDP working group felt that this is covered in the draft plan by point c in first box on Page 11 – no further action needed

	south west from the lower common?	
16	Need to stipulate types of building materials for new build i.e. stone, render, - rather than red brick!!(sic)	The current draft plan contains some specification of building materials in section 4 page 10/11. It was felt that more could be added such as 'painted brick', Render and stone
17	Please look favourably on suggestions for enlargement (or re-arrangement) of existing houses to cater for changing generational requirements.	Such changes are within permitted development or subject to normal planning application. Action – NDP Working Group to communicate this point to PC to inform future planning application decisions
18	Protect the views to the south of the main Garway road within the proposed settlement boundary.	This is included in the current draft NDP in point c in first box page 11 and is also supported by the core policy on ribbon development in Garway
19	Ensure that the old village hall is a protected facility	The village hall is listed as an asset in draft NDP in section 7.3 on Page 15. There was some discussion on the PC being the final arbiters of disposal or re-development. Action - consider point above in final draft of NDP
20	Concerned about the building plot in the front of the community centre. It should stay an open area, as perhaps a play area or event area, and not be built on to retain an open and beautiful outlook. It will cause additional light pollution in this area of the village and increase traffic at a bottleneck section of the road and increase air pollution. (4 comments received on this point)	Following extensive discussion, the working group decided to retain the site in the list for possible development whilst recognising the valid points made against such development. Action – retain site in NDP
21	I support the development of the brownfield sites as a first priority.	Action – NDP Working Group to ensure that the core policy on brownfield sites added to NDP
22	Ensure that environmental preservation has the highest possible priority both inside and outside the settlement boundaries.	Following discussion, the NDP working group felt that this point is adequately covered in Section 5.5 on Page 12/13 of the current draft NDP
	+ 2 praise and encouragement	N/A

The following points were also raised at the meeting.

- a) In relation to points 7 and 8 above it was decided that advice from the consultant should be sought considering the flexibility of the settlement

boundaries once the NDP was in place. In particular the NDP working group would like to know if the boundaries can be changed, how this is done and which bodies can make such changes.

- b) The settlement boundary for Garway was also considered and it was agreed that consultant advice was needed on the possibility of removing the boundary along the road between Ash cottage and Little Newlands so that there would be 3 separate 'settlements'. Garway, Broad Oak and the brownfield site at Little Newlands.

3. A.O.B. None discussed

Meeting ended at 8.35pm