

2015 2nd September Neighbourhood Plan meeting minutes

Attendees: Per-Axel Warensjo, Gary Sumner, Barbara Parnell, Colin Offer, Alex Muskett, Keith Chapman, Kate Spurdell, Colin Hayes

Apologies: Angela Raymond, Brian Clarke, Keith Chapman, Andrew Bennett

1. Discussion around the summary Spreadsheet:
 - a. It was decided that we should cut down the number of criteria on the spreadsheet and clarify what the red line items are. (see attached).
 - b. Redline items agreed in the meeting: AONB, adjacent to AONB, views to and from Wanborough village, setting and individuality of upper and Lower Wanborough, non-coalescence unless community benefit (amber), Impact of Flooding, no easy access to community services, Conservation area, Outside Settlement boundary, Scheduled monuments.
2. Meet up with Robin Dash, Parsonage Farm. **Colin** to check the wording around our provisional yes to Parsonage farm development is ok.
3. Rotten Row – 6 yes, 1 No. Kate apologised for this part of the meeting.
 - a. Proposal & Map on the web site
 - b. We agreed to the development proposal subject to below constraints and community benefits:
 - c. Access through Hewers close – Numbers must be confirmed by Highway authority - **Kate**
 - d. Detailed Archaeology investigation of the whole site before development starts.
 - e. Current suggested mix of housing as per submission.
 - f. Strip of Land between Hoopers Field and end of development should be 30 to 35 feet (as per suggested drawing)
 - g. Suggested to turn houses facing Hoopers Field for better security, views over the HF.
 - h. There should be land given to Parish Council (This is important since development area is part of the non-coalescent area and development can only take place if it gives a large benefit to the community) including the strip of Land beside HF and the large open area as per drawing.
 - i. Any open space given to the Parish with funding to cover landscaping and future maintenance.
4. Banner Field - No.
 - a. Fail several red line items
 - b. Area between Wanborough village and AONB - strip along the top
 - c. Area behind the houses behind High Street obstruct the view from Horpit
 - d. Site visible from Horpit and Redland
 - e. Is outside Wanborough settlement boundary
5. Ivyden – Yes
 - a. One dwelling
 - b. Natural infill
 - c. Access is a possible problem
 - d. In the non-coalescence area but being a natural infill
 - e. Rewrite village settlement boundary to reflect this infill and Mark Woodmans house
6. Sharpes farm Solar application - **Yes**
 - a. **No principal objections from the NP team**
 - b. **Not part of SBC phase 1**
 - c. **Difficultues in connecting to grid**
7. Sharpes Farm 2: 10 Mobile/Log cabin Care homes – No

- a. Site unsuitable for the type of dwelling/accommodation proposed
 - b. Area of non coalescence
 - c. Outside of settlement boundary
 - d. On the environment agency surface water flood risk map
 - e. No easy access to any community facilities
 - f. Isolated community
 - g. Travelling for care home workers, visitors etc
8. Staceys Lane – No
- a. Several Red Line items
 - b. Outside settlement boundary
 - c. Adjacent to AONB
 - d. In the area between Wanborough village and AONB - strip along the top
 - e. Decision made to keep strip along the top free from development in perpetuity
9. Bury croft – Yes
- a. One dwelling
 - b. Outside settlement boundary and in In non-coalescence area but already an established site
 - c. Brownfield site - foundation from previous house still exist
 - d. Promised donation to community benefit
 - e. Should be built in keeping with rest of Burycroft in terms of height and style
10. Parsonage Farm - Farm yard near the Church - Yes subject to utilises the existed buildings foot prints and to receive community/church benefit that enhances and not detract from the view of the church
- a. Time frame 10-15 years
 - b. Approved - if a high quality dwelling for retirements access using "his" private road and farm building for Community/Church hall
 - c. Outside village settlement boundary and in Conservation area, however community/church benefit over rides.
 - d. Next to a grade 1 listed building
 - e. Stated can offer something to the community (a church hall)
 - f. Any building In keeping/enhancing the village from a architectural point of view
11. Marsh Development – No
- a. In non-coalescence area
 - b. Outside Village settlement boundary
 - c. Prone to flooding - Land is identified on the environment agency surface water flood risk map as prone to flooding in its entirety
 - d. Proposed pond had no maintenance support
 - e. No benefit to the community - was asked to come back with revised proposal
12. Church Road – No
- a. Many redline items
 - b. Outside Village settlement boundary
 - c. In conservation area
 - d. Significantly detracts from the view of the village from top and bottom of the hill
 - e. Views from AONB impacted
 - f. Parish Council only supported one high quality building which is inline with other buildings. Presumption was then no more development would take place.
 - g. No benefits to the community - was asked to come back with revised proposal
 - h. Protect the historical setting of upper and Lower Wanborough from coalescence

13. Next meeting: Brian, Barbara, Alex and PX to meet next Thursday 6.30pm to review document.
14. After review, Document will be sent to rest of group for feedback before being sent to Beth Goddard