

## **Notes of South Leverton 10<sup>th</sup> NP Steering Group Meeting**

Wednesday 6<sup>th</sup> January 2019

### **Agenda**

- 1 Apologies for absence
- 2 Members Present
- 3 Declarations of interest
- 4 Arrangements for a residents public meeting
- 5 BDC Local Plan
- 6 Issues raised by correspondence
- 7 DONM

### **Discussion**

#### **1 Apologies**

Received from Andy Marsh, John Landreth, Lisa Hughes.

It was noted that no one had heard from Hannah Kerley. Sha has not attended recent meetings.

#### **2 Members Present**

Members present were Catherine Hoyle (chair), Gerry Wareham, Gordon Muir, Terry Lickorish, Andrea Scott James, Dave Hampton along with BDC representative Will Wilson, Colin Wilkinson

Six residents attended this meeting.

#### **3 Declarations of Interest**

It was noted that Lisa Hughes had raised by email the issue of SG members offering land for development and thereby having a potential pecuniary interest in the preparation of the NP. She had enquired if Will Wilson could refer the matter to BDC legal department. Will commented that other SGs were in a similar position, and advised that in such circumstances a declaration of interest was recorded at successive meetings. This was already the practice of the SL SG, so SG members were again noted as having a potential pecuniary interest, namely: - Catherine Hoyle, Gordon Muir, Andrea Scott James. It was also advised that the PC practice took account of a declaration of interest from a councillor by excluding that individual from the associated decision review discussion. This practice could be adopted for the final land selection review following receipt of all consultative advice and recommendations if at that stage their land remained as considered suitable for development.

#### **4 Arrangements for a Residents Public Meeting**

Catherine explained that AECOM had nothing to report at this time, but that they hoped to be in a position by the beginning of April to submit an initial feedback. On return from her holiday Catherine would again contact AECOM, and hopefully have more definite progress to report. In that case, she would then propose a date for a residents public meeting. **Action: Catherine Hoyle**

The SG then discussed the possible means of presenting progress to residents. It was agreed the general format would comprise of each site having an individual presentation headed by a photograph, below which the associated advice and recommendations would be recorded, with a space for the residents to add their comments and recommendations. The undersigned agreed to take the necessary photographs and forward them to Will for presentation. **Action: Gerry Wareham**

## **5 BDC Local Plan**

Will outlined the BDC Local Plan, explaining it would comprise of two parts, of which a draft had been published for the first part presenting the housing strategy over the coming 15 years. A consultative process was about to conclude on the 10<sup>th</sup> March and he urged anyone present to formally comment to BDC by that date. The draft plan identified land areas for development including major sites including the Gamston airport. A discussion followed with regard to that particular site which was proving controversial. Overall BDC were now confident that sufficient land would be available for the authority to meet UK government housing targets. Housing targets for rural villages were also identified, namely a maximum of 20% of the number of houses within the village settlement (20% of 195 for SL = 39) and a minimum of 10% of the number of houses within the parish boundary (10% of 210 for SL = 21). A major concern with the draft local plan was expressed. There appeared to be little attention being given to the impact of increased housing on rural infrastructure. Making individual developers responsible for incorporating infrastructure into new large developments such as Gamston was appropriate, but allocating responsibility for extending existing fragile infrastructure to individual developers was not appropriate for the numerous small rural villages. The undersigned confirmed he would respond accordingly to the draft BDC local plan. **Action: Gerry Wareham**

## **6 Issues raised by correspondence**

Lisa Hughes had emailed further comments to those noted under Declarations of interest, including the following: -

- With regard to possible restrictive covenants on land offered for development it was suggested that the SG could write to land owners requesting them to make a land registry search to identify associated restrictive covenants.  
The SG did not consider this to be an appropriate action at this time. It was also argued that developers would be advised by their solicitors who would carry out searches on their behalf before the purchase of land was allowed to proceed.
- With regard to the notes of SG meetings it was suggested that they should be restricted to actual discussion with members acting in a professional manner, and not include personal commentary on the conduct of the meeting such as “notes not in the right order ....”. It was further suggested that the meeting records could be subject to the freedom of information regulations and an unprofessional approach could endanger valuable work.  
The SG expressed their satisfaction with the notes as prepared to date and saw no necessity to prepare formal minutes as would be the case for a public body.

## **7 DONM**

No date was proposed at this meeting, being subject to Catherine’s report of AECOM progress in early April.

Gerry Wareham