

Minutes
of the MAYLAND PARISH COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE
meeting held in the Lawling Park Hall
on Tuesday 3rd October 2017
at 7.25 p.m.

Present: Cllr Spires (Chairman) D Abernethy
Cllr Edwards A Duncan
Cllr Evans L Haywood
Cllr Gibson J Logie

Clerk: Mrs J Massenhove

In attendance: Martin Hull (Kember Loudon Williams LLP)
Peter Bland (Millwood Designer Homes)
3 residents

32. Election of Chairman

Subsequent to the resignation as NP Chairman of Cllr Edwards, Cllr Evans proposed Cllr Spires as Chairman of the Neighbourhood Plan Committee. Cllr Edwards seconded the proposal. All in favour, motion carried.

33. Apologies for Absence

Apologies were received from S Akers.

34. Declaration of Interests

L Haywood declared an interest in land north of Cherry Alley.

35. Minutes of the Previous Meeting

Cllr Evans proposed accepting the minutes from the meeting held on 5th September 2017, subject to a correction to the record of those present, i.e. the inclusion of Cllr Spires and deletion of the second instance of Cllr Edwards' name. Cllr Edwards seconded the proposal, all in favour. The amendment and minutes were signed and dated as a true record.

36. Public Discussion

Mr Hull spoke of the previous proposals submitted, and subsequently refused by Maldon District Council, for land north of Orchard Drive. He stated that he had no proposal at present, but wished to ascertain the progress of the Neighbourhood Plan and whether there is scope for housing on the site; he does not intend submitting further proposals without the support of the NP.

Cllr Spires advised that Maldon's Local Development Plan has now been approved. The LDP does not include a housing allocation for Mayland; this can now be determined within the NP. Mayland has more land capacity than necessary to meet housing needs over the next fifteen years (the term of the NP). There are preferred sites where owners (or their representatives) have regard for the requirements of the NP and the wishes of Mayland residents (evidenced by survey results) incorporated within it. There is scope for negotiation with landowners as plans must be beneficial to all parties. However, if agreement is not reached with owners of the current preferred sites, there may be scope for discussion with others.

Cllr Spires thanked Mr Hull and Mr Bland for attending and for engaging with the NP Committee.

37. NP Committee Membership

Cllr Spires referred to the large workload of the Committee and in spoke in favour of co-opting additional members. Other NP members expressed their support for this.

Cllr Spires addressed two of the residents, both of whom had attended the previous NP Committee meeting and expressed an interest in becoming members. After confirming that they are resident in the parish and inviting them to declare any interests (none were declared), Cllr Spires formally proposed accepting them onto the Committee. Cllr Gibson seconded the proposal. All in favour. Cllr Spires welcomed the two new members.

At a resident's request, Cllr Spires permitted further public discussion.

It was noted that the recently approved Burnham-on-Crouch NP contains less detail than does Mayland's draft document, possibly due to time pressures from proposed development. The pros and cons of a more detailed plan were discussed.

It was noted that the Committee cannot engage with a landowner whilst they have an on-going planning application or appeal.

The format of the draft provided by UEL following work with them and its unsuitability for editing was noted. Cllr Edwards has begun reformatting, but may require the use of suitable software for drawing files.

38. Consultation

It was noted that delivery from the printer of the interim consultation leaflet is imminent. These are to be received by Cllr Edwards who will advise other members of their arrival; L Haywood will then arrange delivery.

39. Confidentiality

The need for confidentiality was re-iterated following a misunderstanding regarding committee membership at the previous meeting. A more formal seating arrangement, having a separate area for members of the public, has been re-adopted. It was noted that any information on the parish council's website is in the public domain.

40. Progression of the Draft Plan

Cllr Spires stressed the need for a meeting with Leonie Alpin, the NP contact at MDC. Her advice will be sought regarding the amount of detail required within the Plan. Clerk to contact Ms Alpin to request a meeting, ideally to be held before the next NP Committee meeting.

The need for an indication of housing numbers, even if only an estimate, was discussed, along with need for the correct mix of housing.

41. Items for Next Agenda

Consultation
 Progression of the draft plan
 Feedback from meeting with MDC
 Consultation within village festival event
 Target date for completion of the NP.

The meeting closed at 8.40 p.m.

Date of next meeting, Tuesday 7th November 2017