

Minutes
of the MAYLAND PARISH COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE
meeting held in the Lawling Park Hall
on Tuesday 5th April 2016
at 7.35 p.m.

Present: Cllr Spires (Chairman)
Cllr Duncan
Cllr Evans
Cllr Gibson
L Haywood

Clerk: Mrs J Massenhove

92. Apologies for Absence

Apologies were received from B Edwards and T Dixon.

93. Declaration of Interests

No interests were declared. Cllr Spires reminded the Committee that they should declare an interest in land they own whether or not it is to be discussed as this specific meeting. The Clerk suggested that this information could be placed on the parish council website as are councillor interests.

94. Minutes of the Previous Meeting

Cllr Duncan proposed accepting the minutes from the meeting held on 1st March 2016. Cllr Evans seconded the proposal, all in favour. The minutes were signed and dated as a true record.

95. Public Discussion

No members of the public were present.

96. Progress Report

It was noted that the promotional fridge magnets, incorporating two of the winning competition entries have now been received.

It was noted that the Department for Communities and Local Government has agreed to increase the level of funding available to local councils preparing a neighbourhood plan from £8000 to £9000 from 1st April 2016.

Cllr Spires reported on the Maldon District Design Review Panel Launch Event that he attended on 4th April. Attendees were introduced to fourteen panel members, from various parts of the country and having various areas of expertise, who will review any neighbourhood plans put forward. There will be a fee for this which, MDC says, will come from the developer.

L Haywood joined the meeting at 7.50 p.m.

This raised particular concern among NP Committee members present. It was remarked that developers would not yet be involved when initial input from the panel is required, making funding very difficult. In any case, we are looking towards small pockets of development around the village, not a large developer. It was suggested that this is likely to be the case with many neighbourhood plans as most will relate to the villages. No information was made available as to what the charges are likely to be. It was questioned whether other district councils make a charge for this service.

Whilst at MDC's meeting, Cllr Spires took the opportunity to ask for a named neighbourhood plan officer who may be approached directly by the parish council for NP

support. He also enquired after the postponed Rural Allocations meeting, but MDC has yet to set a revised date.

97. Review of the Draft Plan

All NP Committee members had received a copy of the draft document, and their questions invited, prior to the meeting. Cllr Spires shared his observations (prepared with B Edwards ahead of the meeting).

Some concepts of the draft document were supported, e.g. reinstatement of a tree-lined avenue, and others opposed, e.g. buildings of more than two storeys at the entrance to the village. It was noted that some SHLAA sites were excluded from the document and it was felt that these should be included. Some information within the draft is now out of date, but this can be addressed by the local knowledge of Committee members.

A policy is required to protect properties within flood zone 3. Whilst it is not generally desirable to build domestic dwellings within these areas, there must be a policy which allows mitigating works to be carried out to the ninety-three such properties already existing in Mayland. Flood zone 3 areas would be considered suitable for leisure use. MDC's input on this would be helpful.

98. Timescales

The current status was related to the Gantt chart and it was questioned how gaps in the timing may be reduced.

99. Items for Next Agenda

It is hoped that a Natural England representative will attend.

The meeting closed at 8.35 p.m.

Date of next meeting, Tuesday 3rd May 2016