

Minutes
of the MAYLAND PARISH COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE
meeting held in the Lawling Park Hall
on Tuesday 6th December 2016
at 7.05 p.m.

Present: Cllr Spires (Chairman) Cllr Gibson
 Cllr Duncan D Abernethy
 Cllr Evans B Edwards

Clerk: Mrs J Massenhove

46. Apologies for Absence

Apologies were received from and L Haywood, J Logie and S Akers.

47. Declaration of Interests

B Edwards declared an interest as an owner of land adjacent to 1 Mill Road.

48. Minutes of the Previous Meeting

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

49. Public Discussion

No members of the public were present.

50. Progress Report

Cllr Spires referred to his recent meeting with Sarah Sapsford of the RCCE; a summary has been forwarded to NP members. No follow up has yet been received from the RCCE.

It was noted that there has been a number of changes of personnel within Maldon District Council's Planning Department including a new neighbourhood planning contact. It was felt that it is important to meet with the new representative as soon as possible in order to feed back the information collected from the village. The passage of time and relative progress of MDC's Local Development Plan and our own Neighbourhood Plan were considered. It was acknowledged that whilst the NP must not contradict content of the LDP or the NPPF, the NP must be progressed, as without it we are at risk from large developments. Clerk to request a meeting with MDC's NP representative.

It was noted that meetings with landowners and other groups must progress and a way of accelerating them is needed. The Clerk advised that it is proving difficult to allocate sufficient time for the number of meetings that will be required. Cllr Spires suggested that NP members could take the notes for this type of meeting.

The content of an e-mail from our consultant, Mr Baxter, was noted. No recent meeting has taken place as there is no information at present as to costs and timescales going forward. Mr Baxter has offered to provide some work pro bono, however there is concern that no timescale or overall cost can be projected on this basis. This information must be obtained from any consultant as it is essential both for accountability and for any funding application. Clerk to request the draft master plan and supporting documents in editable form so these may be reviewed and prices and timescales sought for completion of the Neighbourhood Plan.

51. RCCE Support

Cllr Spires proposed joining the RCCE's Network membership. Cllr Evans seconded the proposal. All in favour. Clerk to action.

Clerk to check date of next RCCE Network meeting and whether NP Committee members may attend.

52. The Live-work Concept

The concept was discussed of a freehold property having both living accommodation and workspace, built either to a design specific to suit the work requirement or to a more generic design. Owners can work from home whilst having separate living and working accommodation. An individual property may have the appearance of a house and an industrial area may have the appearance of a residential area.

It was noted that certain workspaces (e.g. a car repair shop) would not be acceptable in a residential street and that sites would need to be allocated for the live-work purpose. It was suggested that NP policy should state that such live-work accommodation is permitted only in allocated areas. It was remarked that this type of property could work well in flood zone 3 areas where living accommodation is not permitted below a certain level whilst workspace is not subject to this restriction.

Research would be required into what the properties could look like, the pros and cons, tax implications and whether people would wish to buy this type of home.

53. Timescales

Once the working documents are in MPC ownership, discussion can take place with a policy writer.

There is no intention to wait for MDC and the LDP.

A strategy is needed for meeting with landowners, including prioritising of sites.

Survey information needs to be used to create a 'vision statement' of what the village could be like in the next fifteen years. The synopsis already written by Cllr Spires can be used for this. Next the objectives that must be met in order to achieve the vision can be set. This stage can be broken down into specific tasks which have a completion date.

54. Items for Next Agenda

- Information from the Henry Gilder Drake Almshouse Charity
- Vision statement and objectives
- Review of consultant feedback
- Feedback from RCCE Network meeting

The meeting closed at 8.35 p.m.

Date of next meeting, Tuesday 3rd January 2017