

Minutes
of the MAYLAND PARISH COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE
meeting held in the Lawling Park Hall
on Tuesday 5th July 2016
at 7.05 p.m.

Present: Cllr Spires (Chairman) Cllr Gibson
Cllr Duncan S Akers
Cllr Evans B Edwards

Clerk: Mrs J Massenhove

In attendance: 3 residents

13. Apologies for Absence

Apologies were received from L Haywood and J Logie.

14. Declaration of Interests

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

15. Minutes of the Previous Meeting

Cllr Duncan proposed accepting the minutes from the meeting held on 7th June 2016. Cllr Evans seconded the proposal, all in favour. The minutes were signed and dated as a true record.

Cllr Spires closed the meeting at 7.08 p.m. and opened the public session.

16. Public Discussion

Residents wished to address the committee regarding the peacocks that roam free in the village. Cllr Spires advised that the Neighbourhood Plan Committee exists for NP purposes only and has no devolved power to address other matters. He recommended that the residents attend the following week's full parish council meeting in order that the matter may be considered properly.

Cllr Spires closed the public session and re-opened the meeting at 7.25 p.m.

17. Progress Report

Meetings with land owners – Cllr Spires explained that there has to be an anonymous methodology for discussions with landowners, hence the minutes of these meetings are confidential. Cllr Spires reported that a working party meeting has been held with owners of The Bridges. They were shown the extract of the draft plan relating to their land, and the University of East London's architectural department was explained to them. They will wish to consider the relative value of their land for farming or for development, but are interested to meet again, with UEL's urban planners present, to discuss in further detail

A date has been set for a meeting of a similar format with owners of The Gatehouse.

Meeting with Maldon District Council. - All councillors and NP committee members have received a copy of the Clerk's notes from the meeting, held at MDC's offices on 13th June, to discuss progress of Mayland's Neighbourhood Plan. Cllr Spires reported that the meeting was well received. MDC had asked when the draft plan might be ready and, whilst it was hoped that this might be achieved by the end of August, it is now noted that this time frame is expanding.

Community Led Housing Event – NP Committee members have received a copy of Cllr Spires's report of this meeting, which he and Cllr Duncan attended and which was led by UEL in conjunction with Tollesbury Parish Council. The meeting included a presentation on community land trusts by Debbie Wildridge of Community Land Trust

East. (It was noted that Ms Wooldridge would also be willing to attend a parish council meeting.) Main points for note regarding community land trusts are: -

- trustees are required, usually 6-8 people of local standing;
- all houses built remain the property of the trust, which also controls who may live in them (hence they can be kept available for rent by local people);
- the trust is permitted to make a profit, but this must be retained within the trust and
- there are various funding methods (an *example* is the purchase of land by a parish which builds, say, 12 houses; the parish then sells 4 to cover costs and the trust retains the remaining 8 to be available for rent).

Event arranged by L Haywood – Cllr Spires and Cllr Duncan managed a Neighbourhood Plan stall at this event, which was held primarily to raise funds for charity. Whilst there was interest from other stall holders, sadly the event was not well attended by members of the public. However, it was observed that those who did express views supported ideas already put forward, notably the preference for a number of *small* areas of development (rather than one or two large developments).

Draft Plan update – No further update has yet been received.

The Clerk reported that a Mayland resident, who is an urban planner, has been approached with regard to writing the policy statements for the NP. Whilst she is unable to allocate sufficient time to write the policies, she would be able to review policies once they have been written, suggest any amendments and join the dialogue with MDC. Clerk to find out from UEL their costs for writing the policies so that this may be included within the next funding application.

18. Community Land Trusts and Alms Houses

Discussion was included within item 17.

19. Timescales

Cllr Spires reported that Mr Baxter of UEL advises that the NP Committee should be discussing our plans with business owners and the school. Cllr Spires will approach a representative of the coastal business community and also the school; Mr Edwards will approach a representative of the industrial estate (or provide the Clerk with a contact). Clerk to enquire again of UEL if a representative can be available to attend the ready already arranged Gatehouse meeting and also to enquire as to UEL availability for other meetings during July and August. Clerk also to enquire after an update of the draft Plan.

NP publicity in the *Maylands May!* was discussed briefly. Mr Edwards to prepare an update for submission.

20. Items for Next Agenda

Results of discussions with the industrial areas and the school.

The meeting closed at 8.45 p.m.

Date of next meeting, Tuesday 6th September 2016