

Minutes
of the MAYLAND PARISH COUNCIL
NEIGHBOURHOOD PLAN COMMITTEE
meeting held in the Lawling Park Hall
on Tuesday 3rd April 2018
at 7.07 p.m.

Present: Cllr Spires (Chairman) Don & Rita Abernethy
Cllr Edwards J Logie
Cllr Evans A Duncan

Clerk: Mrs L Whitefield

81 Apologies for Absence

Apologies were received from Louise Sampson and Linda Haywood.

82 Declaration of Interests

None

83 Minutes of the Previous Meeting

Cllr Edwards proposed accepting the minutes from the meeting held on 6th March 2018. Cllr Spires seconded the proposal, all in favour. The minutes were signed and dated as a true record.

84 Public Discussion

Cllr Edwards requested permission to ask a resident to attend the next MPC meeting to discuss a planning application. Clerk to action.

85 Housing Density in Mayland

- Cllr Edwards used the magic maps tool to measure all of the Mayland area and the result was 88 hectares in total.
- Discussion on amount of houses we can build and areas to build on. Cllr Edwards suggested that the only way to get the number of houses we want is by going outside the development area. We need to decide how many houses we want to be built over the next 15 years.
- We need to find out what land is available for development. Land owners have already put forward some areas for us to build on. Had discussions with three land owners.
- The Schaa list can give us possible land available or contact Maldon District Council.
- Most important is that the wishes of the village are considered.
- Plan to be presented to Maldon District Council first to check compliance.
- Mayland Parish want to push for 19 houses per hectare to remain a rural area.
- Most areas are amber signal – every area has a problem.

86 Community Led Housing

- Help is available which has been used in the past to develop the plan.
- Paul Graylor and Jane Cox from Maldon District Council could assist again with community led housing. Clerk to invite to next NP meeting in May.

87 NP Planning support programme funding

- Funding deadlines have passed but another two year window has been opened to apply for funding.
- To apply for top up funds on original £9,000. Could raise to £15,000 subject to satisfying their criteria.
- To source a person to write a policy for us. Clerk to contact Sue Shepherd from RCCE who might be able to advise. To find out what counties they have worked for in the past.

88 Coastal Communities Fund

- The budget for the whole coastline in Essex is £10,000.
- Discussed the need to concentrate on coastal path with Natural England and work with them. They can give advice.
- Need a councillor to go on the coastal community committee. To decide at Annual meeting. We had no representation on the committee resulting in us being left off the list of interesting places in the area.

89 UEL Update on existing plans for NP

- Cllr Edwards has an update on the plans that were drawn up by a student at UEL. The student has a revised plan and will send us the link to it. We need the original plan and instructions on how we can edit it. Cllr Edwards and Rita Abernethy will talk to him to discuss.
- Adobe Illustrator is possibly needed to edit the plan.

90 Landowners presentation

- Cllr Edwards has drawn up notes for a presentation to be made to the landowners at a special meeting. Decision about when to hold this meeting and who to invite. Discussion about how to word the invite so it is clear that it is all about the NP and not about money.
- Don Abernethy suggested that regular updates be put in the Mayland Mayl to keep residents and land owners updated.
- The need to have on record that we have tried to contact ALL landowners and given them equal chance of being involved, even though we only need 10% of their land for developing.
- Clerk to find a list of landowners that has already been sourced by previous clerk.
- Discussion between Mr Abernethy and Cllr Edwards about what to do first. Mr. Abernethy thinks that the Council decide where the houses are going to be built and then inform the landowners in the NP. Cllr Edwards thinks that the need to meet with the Landowners first to determine where to build before the plan is developed.
- It was decided to contact Leonie Alpin at MDC to clarify what is required for the plan to progress. Clerk to action.
- Clerk to find out which other parishes in the area are doing a Neighbourhood plan.

91 Village Festival

- Cllr Edwards suggested a separate meeting to put together ideas for the stand and then present at the next NP meeting in May. Ideas so far:
 - 6 x 3 Gazebo
 - Display boards round the edges (to source)
 - Pictures
 - Possible survey

- Refreshments
- Slide show
- Maps (Map with pins in where people think we should build)
- Information
- Leaflet to give away
- Committee need to take an active part in supporting this stand and to help on the day setting up, talking to people and clearing away afterwards. (23rd June)
- It was decided to hold this meeting on 11th April.
Clerk to send email to all committee members to inform them of this.

92 Progression of the Draft Plan

By next meeting we hope to have the following in place:

- Policy Writer
- Leonie meeting
- Date to launch the Landowners presentation
- UEL information

93 Items for Next Agenda

The meeting closed at 9.09pm.

Date of next meeting, Tuesday 1st May 2018