



EVENLEY
PARISH COUNCIL

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**Minutes of the Extraordinary Meeting held at Evenley Village Hall
13th June 2016 at 7.30 pm**

Present: Mike Baul (MB), Cathy Ellis (CE), Nic Hamblin (NH), Jean Morgan (JM) Chair, Lisa Proffitt (LP), Cathy Knott (CK) Clerk and 30 members of the public

1) Apologies

Spencer Burnham (SB) and Jeff Peyton-Bruhl (JPB)

2) Declarations of interest

None declared.

3) Public Participation session

No members of the public wished to speak.

4) Consider village response to SNC regarding South Northamptonshire Local Plan Part 2a: Housing Options Consultation Paper

JM advised that EPC have received 54 responses, from a total of 79 Evenley residents.

a) Overall issues – including housing numbers and village confines

The majority of responses agreed with 12 additional dwellings being provided in the Parish for the plan period (2011 – 2029).

The majority of responses agreed that all domestic curtilages should be part of the Village Confines.

The Parish Council will request that SNC carry out a new survey to ensure that the Village Confines reflects areas being used in 2016 as domestic gardens. The last survey took place when the Confines were first designated, believed to be in 1997.

b) Any other sites raised during consultation

Two additional housing sites have been raised – the small area between the Pocket Park and the east side of Bicester Hill (opposite site 4) and the area at the end of School Lane. We will bring these to the attention of SNC but there has been no opportunity for public consideration, or Parish Council comment.

c) Possible development sites as per public consultation (1 – 7 below)

SITE	RESPONSE
1 Paddock off Church Leys	This site had mixed opinion and no change of view since the last consultation. Majority of comments ask to preserve the view of the Church, although a small development with open space may be acceptable. Of course, the landowner – thought to be the Diocese – may not support development. NOT SUPPORTED
2 Field between Manor Cottage and Peverill's Cottage off Church Lane (North side)	Again, a mixed response but local views were generally against this site. Comments included flooding, the picturesque wall and views out of the village. NOT SUPPORTED

3 Land rear of 22 The Green	<p>Planning has been previously refused for 4 houses. This site was put forward by the landowner.</p> <p>Possibility of 1 dwelling – but it would be very important to have a specifically designed building, if access & sewage difficulties can be overcome.</p> <p>SUPPORT FOR 1 DWELLING</p>
4 Field opposite Pocket Park	<p>This site was put forward by a parishioner to EPC.</p> <p>The majority of comments were that it would be too remote from the centre of the village. EPC believe this could be a potential housing site in future but not required at this time.</p> <p>NOT SUPPORTED AT THIS TIME</p>
5 Land rear of The Red Lion (known as Lion Close in submission to SNC)	<p>This site has been put forward by the land owners (1.6 hectares) for a small development.</p> <p>The general view is positive if access and parking constraints can be overcome. It is close to the village centre and local facilities (so improving their viability) and it could include pedestrian access to the Pocket Park, making it more accessible.</p> <p>SUPPORTED</p>
6 Orchard/garden rear of No 17 Broad Lane	<p>This site has been put forward by the land owner. It could be developed in conjunction with site 7 below.</p> <p>The majority of comments opposed this site due to accessibility difficulties onto Broad Lane, and as it is backland outside the current Village Confines.</p> <p>NOT SUPPORTED</p>
7 Field to south of Broad Lane, between No 17 and pony paddock (10 acres)	<p>This site has been put forward by the land owners in 2014. Apparently, only a small development is envisaged, although the whole field is included on a plan available online.</p> <p>The majority of comments were that it would overwhelm the village and is remote from the village centre, so new occupants might not be integrated into the existing community.</p> <p>NOT SUPPORTED</p>

5) Formulate a response to SNC

It was agreed that we will include in our response a request that SNC officers should prepare a design brief for any site(s) going forward as a proposal in the final version of the Local Plan. The community would have the chance to comment on this. Any materials used should be of high quality, with development respecting the grain of the conservation area.

There may be opportunities for monies from developments to fund an additional play area, and further pedestrian and cycle links, in particular to Brackley (the A43 crossing was raised in an earlier EPC response to SNC and is included in the Neighbourhood Plan prepared three years ago).

JM advised that SN Homes have funding available for shared ownership or social rented dwellings. This should be part of any new development and would replace the 3 SNH properties on the Green which were sold recently.

Regarding Green Space, a resident has suggested Evenley Wood Garden. Councillors agreed to designate this along with part of the open space next to the paddock off Church Leys (if not developed).

SUSPENSION OF STANDING ORDERS

A resident asked for a definition of “remote” regarding site no. 4.

JM & CE advised that the heart of the village centre was the shop & pub and sites 4 and 7 were quite a distance from this.

STANDING ORDERS REINSTATED

Any individuals still wishing to make comments directly to SNC on the Northamptonshire Local Plan Part 2a: Housing Options Consultation Paper, can do so: the closing date is Friday 17th June at 5.00 pm.

JM thanked everyone for responding. All responses will be sent to SNC in full.

SUSPENSION OF STANDING ORDERS

A resident asked if the Parish Council were going to talk about housing design.

JM advised that if any developments are taken further, EPC would want SNC to prepare a design brief that we will request to make comments on.

If any of the supported sites come to more than 12 dwellings, what would happen?

JM advised that if any of the sites can accommodate more than 12 dwellings, they would have to be phased in after 2029 (if SNC – as Local Planning Authority - accept that Evenley should only accommodate an additional 12 dwellings during the plan period).

STANDING ORDERS REINSTATED

6) Councillor questions

CE asked if we had heard back from E.ON regarding the quote for streetlight works. CK advised that she asked on several occasions for a quote and will follow this up. **Action: CK**

LP reported that a resident was upset following a cricket match at the weekend. Slates on her roof were broken and the Cricket Club have not been in touch. LP proposed that the PC should write to the Chair of the Cricket Club to remind them of previous courtesy calls.

LP reported that another resident was upset as they were unable to gain access to their drive because of the parking in Church Lane (near to the Church) over the weekend.

Councillors agreed to remind people to be considerate and show common courtesy whilst parking in Evenley through the newsletter, and to write to Revd Simon Dommett asking him to remind people to park considerately.

Action:LP/CK

The meeting closed at 8.13 pm

DRAFT