



EVENLEY PARISH COUNCIL

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Minutes of the Extraordinary Meeting held at Evenley Village Hall on 23rd May 2016 at 7.00 pm

Present: Mike Baul (MB), Nic Hamblin (NH), Jean Morgan (JM) Chair, Jeff Peyton-Bruhl (JPB), Lisa Proffitt (LP), Cathy Knott (CK) Clerk. 1 member of the public arrived at 7.10 pm and Cathy Ellis (CE) arrived at 7.30 pm during item 4.

1) Apologies

Spencer Burnham

2) Declarations of interest

JPB has submitted a site for consideration in the Local Plan (rear garden, 17 Broad Lane).

3) Public Participation session

No members of the public present for this item.

4) Discuss the various options laid out in South Northants Council Local Plan Part 2a, and formulate a draft response

JPB had attended the SNC Planning Meeting regarding the joint core strategy, and gave a brief background to the Local Plan Part 2a Options Consultation, and then went through the Options Consultation booklet (circulated). JPB advised that Evenley is in the top half of the village hierarchy because we have certain facilities - a village hall, a shop with Post Office, and a pub (as stated in the criteria list).

Landowners have the opportunity to put forward small sites for housing or employment use, and four have been submitted to SNC to date (closing date is 17th June).

The Consultation Draft of the Local Plan is the next stage, and this will be published in December 2016.

JM has spoken to Mike Warren (Planner) who advised us to look at the following areas: number of new homes for the period 2011 – 2019, types of housing preferred, amendments to the Village Confines, possible housing sites and designation of any additional Green Spaces.

There is time to consult Parishioners about the proposed response, before sending the final version to SNC on or before Friday 17th June 2016: a letter will be sent to all households and businesses, and a laminated plan with sites shown will be available in the Village Shop as soon as possible.

Response for consultation and comment from parishioners:

Numbers of new homes for the period 2011 - 2019

It was agreed to propose to SNC that 12 new homes would be appropriate for the Parish (5% increase on existing stock). The calculated number given in SNC assumptions would be 24.

Types of housing

It was agreed to propose a mix of tenure types and house sizes for the 12 new homes (self build, affordable, starter homes etc. as well as market led).

Village Confines

It was agreed to propose to SNC that all domestic curtilages should be part of the village confines, and SNC should be requested to carry out a detailed survey to update the current constraints plan for the village. It should also be amended to include any sites detailed below if these are proposed for housing development in the Local Plan Consultation Draft (see below).

Possible Sites

SITE	Type/number of housing	Issues	Notes
1 Paddock off Church Leys	Small development, high quality design; mixed house sizes; small open space.	Sensitive development to respect Church and footpath.	
2 Field between Manor Cottage and Peverill's Cottage off Church Lane (North side)	2-3 houses Development to match street scene; high quality vernacular design as Manor Cottage; wall to be largely retained as on south side of Church Lane.	Conservation Area Appraisal identifies site as important for views out of Village to countryside; Flooding of part of site adjoining watercourse.	
3 Land rear of 22 The Green	1 or 2 units; Possible self-build/mixed tenure.	Access; Sewage.	Landowner has put site forward for consideration by SNC (for 4 houses).
4 Field opposite Pocket Park	Small development; Mixed housing.	Remote; Would be prominent from other parts of the village; Quality of agricultural land not known.	Proposal to EPC from parishioner; Could have pedestrian access via lane at side of The Red Lion if developed in conjunction with site 2 above.
5 Land rear of The Red Lion (known as Lion Close in submission to SNC)	1 or 2; Mixed house sizes and tenure types.	Vehicular access (lane would be pedestrian access only to new development).	Landowner has put site forward for consideration by SNC; Unsure re ownership of pedestrian access lane to side of pub; Close to centre of village & local facilities; Possible new access to Pocket Park via lane to side of Pub.
6 Orchard/garden rear of No 17 Broad Lane	Small development; Starter homes/self build.	Access.	Could be developed in conjunction with site 3 above.
7 Field to south of Broad Lane, between No 17 and pony paddock (10 acres)	Depends on density – possibly 80-100 homes; Mixed house sizes and tenure types.	Large development would overwhelm the village.	Landowner has put forward as a site for consideration; Could improve road safety, if Broad Lane diverted through new development.

Green space

No large areas of Green Space were proposed, although site 1 above should incorporate a small area of open space.

5) Agree response for consultation in Parish over the next 2 weeks

It was resolved to circulate a letter to residents asking for comments to be in by 8th June via email to the Clerk or using a tear-off slip on the bottom of the letter and placing it in a folder kept in the village shop (where a plan will also be available outlining the sites above).

All information will be put on the website (Local Plan Part 2a, plan of sites/village confines).

No responses will be accepted after this date in order for us to agree on final answers at the meeting on 13th June.

6) Agree on meeting date to consider village response and finalise response to SNC

13th June 2016 at 7.30 pm, Evenley Village Hall, with final submission to SNC on or before Friday 17th June.

Meeting closed at 8.38 pm