

# **SPC** Standon Parish Council

**Clerk of the Council – Ms. Belinda Irons**  
**14 Crawley End, Chrishall, Herts, SG8 8QL**  
**Tel: 01763 838732**

**Minutes of the Neighbourhood Planning meeting held on the 14<sup>th</sup> October 2014 in the Lankester Lounge, Standon & Puckeridge Community Centre, Station Road, Puckeridge commencing 7.30pm**

## **Standon Parish Councillors in attendance:**

James Cartwright (Chairman for the meeting), Richard Stacey (present until 8pm), Alex Lang, Dick Rainbird MBE, Michael Marshall, Pat Foot, Mary Wilkinson

## **Herts County Councillors/East Herts District Councillors in attendance:**

David Andrews

**Members of the public:           60**

### 14.01 Appointment of a Chairman

Cllr James Cartwright volunteered to chair this meeting, on the understanding that the Chairmanship of the Group would be open to all volunteers at the next meeting.

### 14.02 Apologies: SPC Cllr Ruth Arikans, EHDC & HCC Cllr Rose Cheswright

### 14.03 Outline of Process and Procedures:

Cllr Cartwright commented that it was fantastic that so many people were in attendance, and that a larger venue would be sought for further meetings. The Parish Council was keen to encourage wide participation in this important activity which will shape the future of the parish.

Cllr Rainbird suggested the clerk outline the process and procedures. He further commented that the Parish Council is not allowed to run the process.

The clerk outlined some of the issues which have to be considered by the group: see appendix 1.

An EHDC adopted Neighbourhood Plan would have significant weight in planning terms as it is formally recognised as 'Supplementary Planning Guidance' and must be considered when the District Council is assessing all applications in the Parish.

#### EHDC District Plan:

Standon Parish has been allocated 134 new dwellings when assessed against the 2001 census. The anticipated number will be 150 new dwellings when the 10% requirement is assessed against the 2011 census. Any development which takes place before the District Council has adopted its Plan, and before the Neighbourhood Plan is completed, will be classed as 'windfall' for the District Council and will not be counted in the amount allocated to the Parish. Neighbourhood Plans cannot be formulated in isolation – they must be compliant with the National Planning Policy Framework and the East Herts District Council emerging District Plan. They cannot reject development, but embrace it in a positive manner, working with landowners, developers and residents to achieve the best options for the community.

EHDC is required to share the information it has gathered during the production of the District Plan, to enable the community to produce the Neighbourhood Plan. The group will not be expected to start

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the process from scratch. The same is true of Herts County Council in relation to transport and roads, schools, waste, etc.

Cllr Rainbird described the District Plan as the ‘skeleton’ and the Neighbourhood Plan as the ‘flesh on the bones’ of the District Plan.

There is a large skills base in the village, and anyone who feels they have a skill, or an interest in a particular area was urged to communicate this to the clerk so that a skills list can be kept for future use. It is anticipated the plan should be ready for formal inspection by the end of 2016/beginning of 2017. Failure to have a plan in place by 2020 would mean that East Herts District Council would be free to allocate development where it deemed to be suitable without necessarily taking residents considerations into account in the same way that the Neighbourhood Plan, as Supplementary Planning Guidance, would have to be taken into account.

Cllr Cartwright commented that the Parish Council will support the group at all stages of the process. Residents will set the level of involvement and input the Parish Council has. Councillors, as residents, are free to join the group should they wish to, but the Parish Council as a ‘body corporate’ will only be involved if it is invited to be.

#### 14.04 Appointment of Planning Consultant to oversee the production of the Neighbourhood Plans:

The Parish Council will be undertaking interviews to appoint a Planning Consultant on the 27<sup>th</sup> October to assist the group with the production of the Neighbourhood Plan. This was agreed to be the most effective method of obtaining specialist skills to produce a plan which would be in compliance with both the National Planning Policy Framework and the East Herts District Plan, which has yet to be adopted.

The Planning Consultant will work with parishioners. The Planning Consultant will advise the ‘timeline’ for various activities to be undertaken. All activities and meetings must be minuted to provide proof of community engagement. It is vitally important that a fully representative view is taken to ensure the Neighbourhood Plan is compliant with Central Government requirements.

#### 14.05 Moving forward: discussion

Many people present expressed their deep concerns over the current Co-op application, and the forthcoming Strutt & Parker application.

Cllr David Andrews commented that East Herts District Council has resolutely opposed the speculative applications which have taken place at Buntingford. Unfortunately, EHDC does not have an adopted plan, or a 5 year land supply which means it is vulnerable to speculative applications. Because of this situation, the Planning Inspectors have upheld the appeals which have allowed development which has not been planned, despite Buntingford having a very robust Neighbourhood Plan in place.

The Neighbourhood Plan will be a very valuable tool for Standon. The parish will have to accommodate houses, but the Neighbourhood Plan allows the residents to decide where this should go, and what type of houses the community needs.

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It is important that the Parish opposes speculative applications in a very robust manner. Everyone must make their comments either in writing direct to East Herts District Council, by email to [planning@eastherts.gov.uk](mailto:planning@eastherts.gov.uk), or by direct input through the EHDC web site [www.eastherts.gov.uk](http://www.eastherts.gov.uk)

He further commented that some areas of objection or comment could be density of development, parking allocation, access, A120 junctions, outside the village boundary, flooding, and the impact on the Puckeridge Tributaries.

Cllr Rainbird commented that contact details for EHDC are available in TGs, and the butchers. Documentation will be made available in both venues for those without email.

S106: how does the community benefit?

Cllr Andrews responded that S106 is spent on services which the local community will use, although that service may not be in the parish, eg the Library at Buntingford.

There was general consensus that the group may wish to focus on responding to major planning applications, in conjunction with the production of the Neighbourhood Plan, by having a parallel campaign.

Structure of group: next meeting

Sub-divisions of group: next meeting

Topics : next meeting

14.06 Dates of next meetings:

Early November 2014. TBA

*Meeting closed at 8.30pm*