

# **SPC** Standon Parish Council

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

## MINUTES OF THE MEETING OF THE SPNDP STEERING GROUP HELD ON TUESDAY 8<sup>th</sup> DECEMBER 2015 AT 7.45pm AT THE STANDON AND PUCKERIDGE COMMUNITY CENTRE

**Present:** Mike Gill (Chairman), Claudia Chalkley, Maureen Wren, John Riris, Jan Cunningham, Dick Rainbird MBE, Neil Johannessen, Michael Baker QC, Jennifer Heaven

Jed Griffiths, Griffiths Environmental Planning

Minutes: Belinda Irons, Standon Parish Council Clerk

**Public:** 2

15.129 Apologies:

Jonathan Law, Brenda Howard, Graham Cowell, Warren Pickering, Karen Faulkes, Colin Jenkins, Sam Wells

Dr Partington

15.130 Minutes of the meeting held on 17.11.15

15.131 Declaration of Members' Interests (disclosable pecuniary interest/another pecuniary interest/a non-pecuniary interest)

15.132 Steering group membership – review attendance and consider any requests to join Steering Group: one new prospective member attended the meeting.

15.133 Comments from non-committee members attending (limited to three minutes):none.

15.134 Standon & Puckeridge Health Centre: Dr Partington: update on issues of concern

Next agenda

15.135 Land Allocation and Site Assessment: update

Land Allocation Group meeting: update: Mike Gill

*The Chairman advised the meeting that due to the confidential nature of the proposed site allocation, this section would be adjourned to the end of the meeting after members of the public left.*

Cafe Field application:

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EHDC planning officer has commented that there is no reason for a meeting to take place between representatives of the Parish Council, the Neighbourhood Plan Steering Group and himself. Any questions or issues relating to the application can be dealt with by email or telephone. He commented that issues relating to the Neighbourhood Plan can be dealt with by Isabelle Haddow. He also commented that he did not believe that the Neighbourhood Plan was not sufficiently developed to be a material consideration in the decision making process for this application.

Extensive discussion ensued, including the roles and responsibilities of the Parish Council, the Neighbourhood Plan Steering Group, and individuals, with regard to investigating options and opportunities with landowners and developers to bring acceptable developments forward.

Proposed sites

Dick Rainbird

Dick Rainbird presented the Steering Group recommended options regarding the EHDC SLAA sites, to the November Standon Parish Council meeting, including the independent draft report achieved from the householder questionnaire, and density calculations. The proposal to the Parish Council recommended 2 or 3 alternative combinations of proposed sites. The proposals for potential sites and options were agreed (See Appendix 1 to these minutes). Councillors commented that the criteria and methodology use was very professional and scientific, particularly the ranking system. A vote of thanks was offered to the Steering Group for their hard work and dedication.

Discussion: the proposal below will be presented to the January 2016 Parish Council Planning meeting.

**PROPOSAL: *That Standon Neighbourhood Parish Development Group herewith recommend the three potential development options stated in the appendix to the SNPDG minutes held on the 8<sup>th</sup> December 2015, to be presented to Standon Parish Council at the Standon Parish Council Planning Meeting to be held on Tuesday, 12<sup>th</sup> January 2016, for ratification prior to public presentation on the 21<sup>st</sup> & 23<sup>rd</sup> January 2016***

15.136 Parish Survey: update: John Riris

Parish Survey: the updated version 3 will be available shortly and will be posted online

Business Survey:

Completed and online. Posters and cards will be made available around the parish. A database of businesses is being developed, but extensive investigation is required to ensure that the businesses are operationally.

Landowner and developer survey:  
This is due to go online next week.

15.137 Review of Constitution prior to AGM

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Those present did not believe there were any amendments required.

## 15.138 Advertisement of Annual General Meeting & Open Day events

PS News has a very good article regarding the open days.

Advertising will commence the first week of January

The open day will present the proposed sites and options to the public for comment. Should there be disagreement, the Steering Group will need to reassess its approach.

If the public agree, the Neighbourhood Plan has to be submitted for further public consultation, and the pre-submission draft will be reviewed by EHDC before going to public referendum.

## 15.139 Vision & Objectives:

Creation of Vision and Objectives Statement for Neighbourhood Plan:

There have been many very positive comments with much praise for the hard work contributed by Claudia Chalkley and Maureen Wren.

Jed Griffiths commented that he has re-ordered the objectives to fit with headings which will appear in the Neighbourhood Plan document. Some objectives which do not meet the criteria may need to be stated as aspirations or recommendations.

The clerk will redistribute the document for immediate comment.

## 15.140 Communications Team: update

Proposed dates for public meetings: agreed

Format for the meetings:

It was proposed that there would be 2 or 3 short presentations, with boards advertising the potential sites and options, and the vision and objectives. Dick Rainbird will give a presentation on a future bypass and the need to protect the 'bands of interest'. Steering Group members will be present to answer questions. There will be a Q & A for the last part of the meeting. Response leaflets will be handed out in the meeting, and then distributed to Standon and Puckeridge households. The maps of the proposed options will be posted to the main South Road/Station Road notice board after the meetings are concluded.

A full trial run will be organised, and the date is to be advised by the Comms Group.

Both meetings will be recorded, and these recordings will be posted to the website.

## 15.141 Evidence gathering: update from topic groups

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Some updates have been received.

Farmers have been contacted, but information needs to be gathered.

Mike Gill commented that it was very important that data is sent to Jed Griffiths.

## 15.142 Grant/Financial Status

Locality funding: next grant application:

Mike Gill and Neil Johannessen will develop the next application.

Dick Rainbird commented that the Parish Council has requested a cash flow projection for the January finance meeting.

## 15.143 Landowner and agent consultation/meeting

A questionnaire will be posted online for completion. Landowners are welcome to attend the open day events.

## 15.144 Items for next agenda

## 15.145 Dates of next meetings

Dates for 2016: Tuesday

19<sup>th</sup> January; 9<sup>th</sup> February 15<sup>th</sup> March

Public meeting and consultation event:

Ralph Sadleir School Thursday, 21<sup>st</sup> January 2016 6.30 – 10pm

Fordham Hall: Saturday, 23<sup>rd</sup> January 2016 12-4pm

*Members of the public left the meeting.*

## 15.135 Land Allocation and Site Assessment: update

Proposed sites

Dick Rainbird

The potential sites were discussed, and three options were deemed to be suitable for presentation to the Parish Council in January.

**PROPOSAL:** *That Standon Neighbourhood Parish Development Group herewith recommend the three options stated in the appendix to these minutes will be presented to Standon Parish Council at the Standon Parish Council Planning Meeting to be held on Tuesday, 12<sup>th</sup> January 2016 for ratification prior to public presentation on the 21<sup>st</sup> & 23<sup>rd</sup> January 2016.* PROPOSED: Neil Johannessen, seconded Jan Cunningham. AGREED AND RESOLVED UNANIMOUSLY.

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*Meeting closed at 10.05pm*