

NDO STEERING GROUP

Minutes of meeting at the Coronation Hall, 7.00 pm, December 10, 2015

Present: Steve Hepworth (Chair), Ben Owen, Robert Carpenter Turner, Alex Oliver, Tom Griffiths, David King, John Dunford, Jonathan Young, Michael Golden, Charles Reiss.¹ Apologies: none

008/15 Minutes: The minutes of the previous meeting were agreed and signed by the Chairman.

Matters arising:

009/15 Timescale and NDO template: David King reported that the timetable up to now had been met quite well. He had drawn up a timescale and a template for the NDO, and circulated both. Alex Oliver stressed that authorship must remain with the Steering Group.

010/15 Consultation statement: DK stressed the need for this to be begun. Charles Reiss to handle. Alex Oliver and others to provide him list of useful websites consulted, to include under the heading of Research.

011/15 Area application: Members voiced concern that this had been submitted to Wiltshire Council in early November but had not yet been registered. DK to pursue again.

012/15 Additional Steering Group member: In view of the workload outlined at the previous meeting it was felt that an additional member from the Parish Council should be co-opted. Michael Golden had kindly agreed to accept. Proposed Robert Carpenter Turner, seconded Ben Owen, that Michael Golden be co-opted as a voting member of the Group. Agreed.

013/15 Vision statement: A first draft was considered. Agreed that Alex Oliver redraft and present to the next meeting.

014/15 Development outline: Members said that it would be important to be aware of the financial picture, including the potential costs and gains, at an early stage. However, they accepted the point from Tom Griffiths of HAB that a realistic estimate is impossible until Wiltshire Council has specified the amount and the nature of affordable housing required as part of the package. That could make a huge difference to the financial viability of the development. AO suggested that it would be

¹ Voting members: S Hepworth, R Carpenter Turner, B Owen, A Oliver, C Reiss, M Golden

possible to develop only part of the site with five large houses, thus avoiding the requirement for affordable housing. DK argued that this would be contrary to Wiltshire Council's core policy, though AO questioned that.

015/15 **NDO Process Table:** DK said good progress had been made and a table had been circulated.

016/15 **Archaeology:** TG reported that the hard-surface made a radar survey impossible. Four per cent of the site area would be trenched randomly and the results recorded. John Dunford pointed out that much of the site had already been dug over.

017/15 **Grant:** DK and Mike Golden both felt the available guidance was confusing. However it appeared that £8000 would be available to the Parish Council to assist in the NDO process, with the possibility of an extra £6000 for "technical support." MG had submitted an Expression of Interest. Grant is paid six-monthly in advance. DK would hope to complete the operation in 18 months or less, requiring three applications. An application would require a quotation together with a timescale.

018/15 **Next steps (communication, consultation, meeting dates):** Charles Reiss proposed to draft a newsletter and questionnaire to be delivered to every household in the parish, details to be approved at the next SG meeting, for distribution in January. Agreed. The date of the next meeting was confirmed for Wednesday, January 6, provided details of the affordable housing requirement had arrived. Otherwise Thursday, January 21. Following meeting, Thursday February 18, all at 7 PM.

019/15 **Parish Council consultant:** David King declared an interest and left the meeting, as did the other non-voting Steering Group members. The Parish Council members had earlier discussed and agreed the urgent need for a planning consultant to the PC. It was pointed out that the developers, HAB, have their own expert staff. The site owner, John Dunford, has his own planning adviser. Wiltshire Council have a Planning Officer on the Group. Only the parish council – which arguably needs it most – has no expert independent adviser to act on behalf of themselves and of local residents.

Members considered a tender submitted by David King, currently Link Officer for Wiltshire Council, but soon to leave to become a planning consultant. They noted that he had earlier proposed to act as consultant to both the Parish Council and HAB. That had been rejected on the grounds that it was likely to create a conflict of interest. Members acknowledged the very valuable contribution DK has made to the process so far. However, they agreed that it is vital that the person

appointed be fully independent and, therefore, should not have or appear to have any links, formal or informal, with the developer. On that basis, with regret, it was agreed not to proceed further with DK's offer. Further agreed that AO obtain details of possible candidates for the next SG meeting.

There being no further business, the meeting ended at 8.48.