

## NDO STEERING GROUP

### Minutes of meeting at the Coronation Hall, 7.00 pm, January 6, 2016

**Present:** Steve Hepworth (Chair), Ben Owen, Robert Carpenter Turner, Alex Oliver, Tom Griffiths, John Dunford, Jonathan Young, Michael Golden, Charles Reiss.<sup>1</sup> Apologies: David King

**001/16** **Minutes:** The minutes of the previous meeting were agreed and signed by the Chairman.

Matters arising: none

**002/16** **Neighbourhood Development Order update:** Steve Hepworth reported on a meeting yesterday with Georgina Clampitt-Dix, Head of Spatial Planning at Wiltshire Council.

She had indicated strongly that the area of the NDO must cover the whole parish, as must the referendum at the end of the process. Charles Reiss had responded that in that case the NDO could not go ahead. A wider project would involve additional negotiations with two other developers with plans for the Wharf site on the other side of the canal and at Fernbank. The Parish Council had neither the resources nor the expertise to handle anything like such a large process.

Ms Clampitt-Dix had then suggested that the Sawmill proposal could be handled as a normal planning application, possibly as a “windfall brownfield site” provided firstly that the villages were consulted and demonstrated support and secondly that evidence had been produced to show that the sawmill was no longer viable. Assistance from Area of Outstanding Natural Beauty officers would also be important.

SH and other group members voiced surprise at this apparent change of heart by Wiltshire. The advice from the Council at the outset had been not to go through the usual planning application procedure but to seek an NDO instead. Members also questioned whether NDO rules demanded that the operation must be parish-wide. They agreed that they would be “swamped” by the workload involved, mainly administration and communication for which no grant aid was available. It was pointed out that there had still been no reply from Wilts on the critical question of whether the Sawmill development was acceptable in principle.

After further discussion it was agreed that HAB explore the options further with Wiltshire Council. At the same time, Alex Oliver is to seek legal advice as to the limits of an NDO area and referendum.

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

- 003/16**      **Vision Statement:** Was presented by Alex Oliver and accepted. Copy attached as an annexe to these minutes.
- 004/16**      **Parish Council consultant:** AO presented a list of possible candidates, including their qualifications and charges. After discussion it was agreed that two should be approached for further detail with the aim of making a selection at the next SG meeting.
- 005/16**      **Grant application:** Mike Golden had submitted an application but a request had come back for further quotes on the cost of a consultant, together with a timeline. It was confirmed that in the event of any overspend the additional cost would be covered by John Dunford.
- 006/16**      **Financial outline:** Tom Griffiths confirmed that since no affordable housing requirement had yet been specified by Wilts, he was not in a position to provide this.
- 007/16**      **Communication Statement:** CR reported that a log of all NDO communication and consultation with local residents had been begun and would be maintained.
- 008/16**      **Newsletter and questionnaire:** CR presented a Sawmill Newsletter along with a questionnaire. After discussion and minor amendment, it was agreed that the documents (see parish website for copies) should be printed and distributed to every household in the parish, with completed questionnaires collected on or soon after January 22.
- 009/16**      **Next steps / future meeting dates:** Confirmed that the next meeting will be on Thursday, February 18 and agreed that the following will be on Wednesday, March 9, both at 7 PM.

There being no further business, the meeting ended at 8.10.

