



Marlborough Area Neighbourhood Plan

Virtual Steering Group Meeting
Thursday, 24 September 2020 at 1.30pm
Via Zoom

Present: Cllr Mervyn Hall (Chair) **[MH]**, Cllr Peter Cairns (Vice Chair) **[PC]**, Cllr Stewart Dobson **[SD]**, Susanne Harris **[SH]**, Shelley Parker (Town Clerk) **[SP]**, Sir Nigel Thompson **[SNT]** and Deirdre Watson **[DW]**

Glossary of Terms: **ARK** – Action for the River Kennet – **BCS** – Basis Condition Statement - **CCG** - Clinical Commissioning Group – **CLT** – Community Land Trust - **HNA** – Housing Needs Assessment – **KAMP** – Kennet & Avon Medical Partnership - **LP** – Local Plan – **MHCLG** - Ministry of Housing, Communities & Local Government - **MTC** – Marlborough Town Council – **NA** - Neighbourhood Area – **NFU** – National Farmers Union - **NP** – Neighbourhood Plan – **NPPF** – National Planning Policy Framework **NPSG** – Neighbourhood Plan Steering Group – **OH** – O'NeillHomer - **PC** – Parish Council – **PPG** – Patient Participation Group – **SA** – Sustainability Appraisal and also Site Assessment - **SHELAA** – Strategic Housing and Economic Land Availability Assessment - **SHMA** – Strategic Housing Market Assessment - **SEA** – Strategic Environmental Assessment - **ToR** – Terms of Reference - **TM** - Transition Marlborough - **WCS** – Wiltshire Core Strategy – **WC** – Wiltshire Council - **WP** – Working Party

NOTES

1. **Welcome/Apologies/Matters Arising/Clearance of Minutes**

All were welcomed to the meeting. There were apologies from Noel Barrett-Morton, Morgan Jones (WC), Bill Roe (Marlborough College), Deborah Schofield (Transition Marlborough) and Guy Singleton (Savernake Parish Council).

Matters Arising -

SP confirmed that the application and consent forms for the re-designation of the Neighbourhood Area had been submitted to WC following Marlborough, Mildenhall and Savernake town and parish council meetings. No formal notification of the consultation being started has yet appeared on the WC consultation portal but WC officers were confident that this would be posted up soon. It appeared that the redesignation process would not be completed until late November.

DW and PC were to proof read the Pre Sub Plan. SP confirmed that this was V9 which had been sent out with the agenda papers for the meeting of 27 August. This latest version already incorporated comments from Deirdre, Peter and Susanne, but it had been decided that it was worth proofreading again.

The minutes of the meeting of 27 August 2020 were agreed as a correct record.

ACTION: DW and PC to proofread V9 of Pre-Sub Plan

2. **Regulation 14**

The Working Group had met twice to discuss the upcoming consultation. A leaflet had been drafted by MH and circulated to all NPSG members for comments. This had been circulated prior to the meeting. SNT asked that the wording at page 3 (para2) be changed to:

We believe that we have reached an acceptable compromise between meeting proven changing and developing community needs and providing the necessary protections to our town and parishes

SP confirmed the following:

- *Leaflet Printing* – quotes based on 9000 copies on A5 on 170gsm silk stock with a single fold would cost £520 and a trifold leaflet (folded into 6 panels) on 170gsm silk stock would cost £690. Design costs (working with agreed content) would be 4 hours at £25 per hour (discounted).
- *Leaflet Delivery* – this was used for the HNA survey delivery in 2016/17 and requires a licence at £99.50 plus cost of delivery (circa £400 (tbc)). More information was needed on exact costings for this. It was also suggested that Cllrs could deliver these throughout the Neighbourhood Area and/or delivered alongside local magazines (e.g. Town and Country, Tower and Town, etc). PC volunteered to deliver to the Barton Park area.
- *Promotional Video* – the Town Council had recently commissioned a promo-video for local independent shops and it was suggested that something similar is done for the Neighbourhood Plan (other NPSGs had done this – e.g. Melksham)

All agreed that some sort of drop in Q&A session via Zoom to help promote the Regulation 14 consultation should be considered too.

It was unlikely that the consultation would start until the first week of December 2020, after the re-designation of the NP area had been confirmed by WC.

ACTION: [MH] to look again at [DW's] suggested drafting amendments. [ALL] to send on comments on the leaflet as soon as possible. [SP] to liaise with [MH] on the promotional video.

3. Site Allocations

Clarification from the landowner's agents for the Barton Dene site had confirmed the position of the proposed development up to the town boundary now that Preshute parish had been withdrawn from the NP. All were happy with the amendments.

SH had been asked by OH for technical evidence to support stopping any development on the Pantawick escarpment. She was currently drawing this together. MJ had sent her useful links to help with this. SH also added that the Granham Hill to Manton escarpment had also been missed off of MARL 18 along with the escarpment from Pantawick to Stitchcombe and this would be added to the technical evidence report also.

SH also raised that the site put forward as Further Land at Elcot Lane, Site 2 (adjacent to St Johns Park) should be protected under MARL18 (Conserving the Scenic Beauty of the AONB). This was the site that was close to the Mildenhall boundary and a deciding factor in why it was not included as an allocated site. Evidence included that it was an SSSI site, its proximity to a historic monument, the likelihood of archaeological remains and that it was too far from the town's amenities and facilities and that she would write a report including this evidence.

However, SD confirmed that developments proposed on the edge of market town boundaries were likely to be given the go ahead. Also, that developers were likely to put forward applications before WC's 5 year land supply deficit had been rectified.

ACTION: [SH] to draft technical evidence to circulate to all NPSG members and OH. PC to research contour lines and public footpaths

[SNT] left the meeting at this point.

4. Further Planning Consultations

Following on from the consultation document '*Changes to the current planning system,*' to which the NPSG had already responded, members agreed responses to the 26 questions in the MHCLG White Paper consultation, *Planning for the Future*. The Town Council would also be considering this on 5 October.

A third technical consultation, *Transparency and Competition*, was not felt to be relevant for the MANP NPSG to respond to.

ACTION: SP to collate responses and send them to MHCLG ahead of the 30 October deadline.

5. Wiltshire Area Localism Alliance

PC updated the meeting following the most recent WALA meeting held on 23 September. Details had been circulated prior to the meeting and focused largely on the raising of shared concerns with the WC portfolio holder for Spatial Planning, Development Management and Property, (Toby Sturgis) and relevant departments within MHCLG. A response was still awaited from WC on the call for a review on the 2 year review period for made Neighbourhood Plans. It was suggested that WALA should be a consultee on all strategic development in the county. SD questioned the efficacy of this as there was already a WC Strategic Planning committee which considered local comment.

6. Finance

SP confirmed that there had been no change since the meeting of 23 July 2020. The grant funding recently applied for (£1,000) was for work around the Regulation 14 consultation. It had been confirmed that more money may still be available for MANP to draw down from Locality. She was liaising with OH and Pear Technology (mapping providers) for quotes for projected fees up to the referendum.

7. AOB/ Next Meeting

Next Meeting - This would take place, virtually, on Thursday, 29 October at 1.30pm.

Town Clerk

25 September 2020