

THORNDON INTO THE FUTURE

Minutes of meeting of the Thorndon Neighbourhood Plan Committee On Monday 26th March, 2018

Attendees:

Stephen Page, Chairman
James Hayward, Parish Councillor
Gemma Burton
John Jennings
Pauline Smith

1. Apologies for absence: Benn Horton

2. Matters Arising: As discussed in previous meeting, three people were approached to see if they would like to join the committee, but none of them were able to do so at this time. JH questioned the need for further committee members and it was agreed that at this time there should be no further approaches for new members. This will be reviewed at a later date if deemed necessary.

3. Review of Plan Section Status:

JH is continuing to work on the amalgamation of sections 4 (Housing) and 15 (Proposed Development and Allocation).

GB has not quite finished amalgamation of 9 (Transport) and 5 (Highways) but will try and do so over the Easter period.

JJ agreed to start reviewing the Plan document to see what needs to be added in order to ensure the document flows properly. JJ will put mark ups on website and review sequencing. Once this has been completed JH agreed that Liz Hayward would put into a consistent format.

Referring to section 13 (Defined Village Sectors), it was agreed that the middle of the village is seen as pivotal for additional housing due to concentration of services such as buses, etc. (as per the Local Plan document which has been agreed by Parish Council and put forward to MSDC). However defining areas in the village is difficult to do and it was not felt appropriate to break the village into segments, but to keep it mixed rather than segmented. For this reason, section 13 will be removed from the document.

4. Review of Open Actions:

JH has spoken to Ivan (who keeps horses on the land next to Church) and he did not appear to have a problem if the land was used for the school, It was agreed that JH would discuss this option further with Parish Council.

JH had attended a presentation on the Community Infrastructure Levy (percentage levy on new buildings) and confirmed that if we have an agreed Neighbourhood Plan in place, the village would receive 25% of CIL instead of current 15%. Over the last year Mid Suffolk has received £750,000 and Babergh £500,000. The levy is payable when any work starts on a development, which Building Control deal with. In the cases of Kerrisons, the amount is around £30,000.

SP expressed a concern that there might be resistance from MSDC to the village receiving the additional 10% of CIL and thereby stall the agreement of a Neighbourhood Plan. JH will speak to MSDC to ascertain if this is the case. SP agreed we should push to get all sections completed as soon as possible to get the Plan in place.

JH is yet to speak to Chair of Town Trust regarding use of the land next to Church for School purposes. However, JH had spoken to Andrew Stringer who suggested that the idea of using the field at the side of the Church for additional space for the School was a good one and said it was possible that the County Council could find money to help as it would be a cheaper alternative to building a new school. This could come out of the 75% CIL receipts as it would be seen as an acceptable use given that it would be funding additional primary school places. JH will try and get a list of what this money may be used for. GB will speak to a member of the Town Trust to find out when their next meeting is, find out exactly what they do and what their priorities are. GB recommended Thorndon Town Estate should be included in the Plan as a Public Service and will ask for them to summarise what they do for Plan purposes.

5.AOB:

JJ was nominated and agreed to become new Vice Chair of this Committee.

JH informed committee that the solicitors for owners of ground on left hand side at the bottom of Fen View have again asked the Parish Council for rights of access across their land in order to build a small estate. They would also want access across John Aldous's field. They would want to pull down a house in Fen View to provide access. The solicitor was informed that it did not comply with the Local Plan submitted by the Parish Council and also goes against the information gathered from villages from the Survey. JH cannot attend next Parish Council meeting so will write a report on the reasons for rejecting this proposal. It was agreed that this Committee backed the refusal of such a development.

6. Date of Next Meeting: Monday 23rd April 2018 in Black Horse.

