

Hook Neighbourhood Plan



Minutes of the Hook Neighbourhood Plan Steering Group Meeting Thursday, 21 July 2016 at 19.30 hrs Hall 2, Elizabeth Hall, Raven Road, RG27 9HH

Present Jane Bonnin (Parish Councillor)
Debra Davies (Parish Councillor)
John Orchard (Parish Councillor)
Anne Atkins (Parish Clerk)
Martin Whittaker (Chair)
Rob Leeson
Sandra Smith
Diana Whittaker (Secretary)
Liz Bourne (Consultant)

16.46 Apologies for absence

Apologies were received from Sue Mesher, Christine Randall, Jane Wet (JWe) and Jane Worlock (JWo).

16.47 Minutes of the NPSG Meeting held on 16 June 2016

The minutes were agreed by those present at the previous meeting as a correct record of that meeting.

DW will arrange for the minutes to be put on the website.

DW

16.48 Matters arising

All matter arising are dealt with under main headings below.

16.49 Budget

AA and LB will apply for the balance of this year's grant.

AA/LB

16.50 Winchfield Neighbourhood Plan

This includes provision for 57 houses to be built which is considered by the authors to be fair and in proportion to the number of existing houses.

The next stage is consultation with statutory consultees, which includes Hart DC, and the public.

16.51 Hart Local Plan

RL brought the meeting up to date. The next Local Plan Steering Group meeting is on Tuesday, 26 July 2016. The SHMAA is taking longer than expected. The issues and forecasts raised in the Hop

Garden appeal are being addressed. It is currently expected that the Plan timetable is still on track with Regulation 14 in September, Regulation 15 consultation thereafter and delivery to the Inspector at the end of the year.

16.52 Policies

MW had consolidated the individual policy drafts into one document which had been circulated prior to the meeting. MW asked LB if she considered whether the NPSG is going in the right direction.

LB said that a policy needs to clearly state “must do this” or “not do that”. Some of the draft policies are covered by National policies and, therefore, do not need to be repeated in the Plan. However, specific local Hook policies must be included.

16.52.1 DESIGN (D1.0)

LB suggested that the Hook Design Statement be updated. A policy could then be included, for example, “Developer must refer to the Design Guide”. LB agreed to circulate a template. **LB**

MW suggested that the main reasons for applications for extensions being opposed by the Parish Council be addressed in a policy, i.e. terracing; over development; street scene; subservience and hipping.

The draft policy against gated communities was discussed. It was agreed that all members would research this aspect. **All**

16.52.2 PARKING, Residential D.0

LB listed national recommendations for off road parking, including garage use:

- 1 bed : 1
- 2 bed : 2
- 3 bed : 2
- 4 bed : 3
- 5+ bed: 4

JO agreed to check and extract the Hart guidelines or policies. **JO**

The allowance of visitor spaces on the office conversions was queried.

The members agreed to produce evidence in support of a policy specifically for Hook for higher provision because of difficulties being incurred by the use of the above limits. **All**

16.52.3 BROWNFIELD DEVELOPMENT D3.0

LB advised that this would not be sustainable.

16.52.4 RETAIL AND COMMERCIAL FRONTAGES D4.0

D4.1 and 4.2 are not policies. LB agreed to circulate a document relating to shop design. **LB**
Signage (D4.3) is covered by planning law.

- 16.52.5 **AMENITY SPACE D5.0**
- Public amenity space could have a policy, including permitted development and/or flats but would be qualified “where possible”. LB will amplify. **LB**
- It was agreed that a policy is required that developers pass any amenity spaces to an authority and not with the property. An example is small strips of land adjacent to the property but outside the fenced curtilage. LB agreed to check and advise. **LB**
- 16.52.6 **COMMERCIAL DEVELOPMENT D6.0**
- It was agreed that all Class B premises need to be protected. The public response for small starter units had been noted and LB agreed to forward a draft extract. **LB**
- 16.52.7 **BIODIVERSITY B1**
- Some are aspirations and some covered by national policies.
- 16.52.8 **PUBLIC OPEN SPACE B 2.0**
- New green spaces can be identified.
- The purpose of B2.4 was to transfer these to the Parish and not to the District. As this is not within LB’s expertise, she will seek advice. **LB**
- 16.52.9 **WHITEWATER RIVER CORRIDOR B3.0**
- MW will refer back to JWe as the purpose was not understood by the meeting. LB also agreed to investigate. **MW
LB**
- 16.52.10 **SOIL AND AIR B5.0**
- LB agreed to investigate; JO will check practicality. **LB/JO**
- 16.52.11 **VILLAGE CENTRE V1.0**
- RL wishes to provide leverage for the future. Policies are recommended for all Class A and Class B usage.
- It was agreed that RL and JO will liaise re zoning and usages. **RL/JO**
- 16.52.12 **TRANSPORT AND PARKING V2.0**
- JO agreed to produce a map. **JO**
- 16.53 Next meeting – Room 2, Elizabeth Hall**
 18 August 2016 (apologies: JWe, JB, JO, LB)
 15 September 2016 (apologies (JWe, JB)
 20 October 2016
 17 November 2016
 15 December 2016

The meeting closed at 10.05 p.m.