

Martock Neighbourhood Plan

Minutes of Steering group meeting Monday 8 January 2018

In attendance: Andrew Clegg(Chair) , Kathryn Pearce, Paul Weston, Fergus Dowding, Deon Warner, Peter Spens-Black, Shelley Saltman, Edward de Broe-Ferguson, Patrick Palmer. Apologies: Paul Harding, Neil Bloomfield.

1. Minutes of previous meeting and matters arising
 - 1.1. The minutes of last month's meeting were adopted.
2. Status of agreed actions from Action List

94.2/17	PW to send out first draft of Neighbourhood Plan policies to steering group and all to consider these. Done
87/17	NB to liaise with Martock PC re response to Local Plan consultation Done
85.5/17	Conservation Area open event needed by March 2018
85.4/17	Village Design Statement report to be scrutinised by all once written
85.3/17	Village Design Statement report needed in draft by February 2018; DW to take photos for report; send to MPC
85.1/17	Village Design Statement consultation with landowners needed February 2018
80.1.6/17	Discuss need for Tree Preservation Order with Martock PC B.O.S committee chair still to be done.
66/17	Farmers market on conservation area – report to be put on website. AC having problems with map. Suggestion: summarise info to Word document and publish document rather than map.
15.1/17	Examine conservation area by ad hoc committee. Ongoing.

3. SSDC Local Plan Review: Martock Parish Council Planning Committee has reviewed and will send 3 points to SSDC.
 - 3.1. AC had prepared a document for MPC which it apparently did not use. AC will ask the Clerk to add a statement to the effect that site allocation is being discussed by the NH Plan steering group, if the response to the consultation has not yet been submitted.
 - 3.2. NH Plan steering committee will send its own response to the SSDC Local Plan Review AC to action.
 - 3.3. MPC's three points are:
 - 3.3.1. Ringwell Hill commercial area to be removed from plan
 - 3.3.2. No specific comments either for or against suggestions for new housing development areas
 - 3.3.3. Committee noted new figure for total number of houses in plan period to 2034; pro-rata across all settlements reduced the number for Martock to a minimum of 190.
4. Martock Manor retrospective planning application. This had been discussed by MPC Planning committee which recommended refusal. NH Plan cannot add to the existing legislation but can lobby SSDC to strengthen the rules.
5. Conservation Area review and Village Design Statement: FD has received a reply from Adron Duckworth of SSDC regarding the amendments to the Conservation Area. FD has summarised current ideas in a table.
 - 5.1. The NH Plan committee could do its own appraisal without waiting for SSDC to do theirs.
 - 5.2. A better consultation than the Farmers Market is needed as there are too few participants.

- 5.3. SS will email AC with some good examples from North Dorset.
- 5.4. Stapleton and/or Parrett Works could be satellite Conservation Areas.
- 5.5. FD is to continue to work on the Conservation Area review.
- 5.6. SS commented on the importance of not taking anything out of the existing conservation area as it protects and enables control and management and preserves high standards, but doesn't prevent development.
6. Policy Development schedule.
 - 6.1. The draft prepared by PW is only for discussion. Further work is needed on how to justify the policies. Items in **bold** flag up areas where further work is needed.
 - 6.2. PW identified the need for five working groups (see schedule below) on Environment, Flooding and Drainage, Open Spaces, Conservation and Heritage and Development.
 - 6.3. Each policy should have a supporting statement setting the scene, stating how it should be implemented and what the policy is.
 - 6.4. Each task group will produce comments on what PW has done so far, deadline 8 weeks' time.
7. Next Farmers Market to be on the Conservation area and the boundary of development.
8. Any other business: None
9. Next Meeting Monday 5 February 2018 at 5.00 pm.

Martock NP Policy Task Groups – January 2018

Environment Policy Group	
Purpose	Provide supporting evidence for environmental policies in the NP
Focus	Objectives 1, 2, 6, 9
Tasks	<ul style="list-style-type: none"> • <i>Identify and map woodland groups worthy of protection</i> • <i>Identify current and potential wildlife corridors</i> • <i>Secure map of public rights of way and permissive paths</i> • <i>Identify important views/vistas that essential to the character of the area</i>
NP Outputs	Map of woodland groups recommended to be subject to NP policy Map of wildlife corridors recommended to be subject to NP policy Map of Public Rights of Way Map views/vistas recommended to be subject to NP policy

Flooding and Drainage Group	
Purpose	Develop parish strategy and provide supporting evidence for flood-related policies in the NP
Focus	Objectives 4, 5
Tasks	<ul style="list-style-type: none"> • <i>Secure map of current flood risk areas</i> • <i>Prepare draft flood risk and mitigation strategy document</i> • <i>Consult on draft flood risk and mitigation strategy document</i> • <i>Review NP policy options</i>

NP Outputs	Map of current flood risk areas Parish Flood Risk Management Strategy
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Open Space Policy Group	
Purpose	Provide supporting evidence for reopen space policies in the NP
Focus	Objectives 12, 38
Tasks	<ul style="list-style-type: none"> • <i>Identify, map and appraise local parks, recreation grounds, play parks etc</i> • <i>Identify (using NPPF criteria), map and appraise potential local green spaces in or adjacent to settlement areas</i>
NP Outputs	LGS Assessment Report with recommendation on areas to be designated as Local Green Spaces Map of proposed Local Green Spaces Map of recreational areas recommended to be subject to NP policy

Conservation and Heritage Group	
Purpose	Develop parish strategy and provide supporting evidence for built environment policies in the NP
Focus	Objectives 10, 13, 15
Tasks	<ul style="list-style-type: none"> • <i>Prepare a draft Villages Design Statement</i> • <i>Consult on the draft Villages Design Statement</i> • <i>Liaise with SSDC to establish method and programme for Conservation Areas Appraisals and boundary review</i> • <i>List of non-designated heritage assets</i>
NP Outputs	Villages Design Statement

Development Strategy Group	
Purpose	Consider the development strategy and policy options for the NP
Focus	Objectives 14, 20, 21, 26
Tasks	<ul style="list-style-type: none"> • <i>Establish current LP policy requirements and LP Review position</i> • <i>Establish current PC policy</i> • <i>Map current development commitments</i> • <i>Establish local housing needs</i> • <i>Appraise growth options</i> • <i>Make local call for sites (if necessary)</i> • <i>Identify, map and appraise potential development sites</i> • <i>Consult on growth options</i> • <i>Map industrial/business areas</i>

	<ul style="list-style-type: none"> • <i>Appraise condition and capacity of current industrial/business areas</i> • <i>Consider policy options and implication</i>
NP Outputs	<p>Map of Business Areas recommended to be subject to NP policy</p> <p>Housing Needs Assessment</p> <p>Site-based Development Potential Report</p> <p>Draft Growth Strategy with recommended policy approach</p>