

Emberton Neighbourhood Plan Steering Group
(A committee of Emberton Parish Council)
Minutes of Meeting held at The Pavilion
on Tuesday 17th August 2021 at 7pm

Present: Jason Bevan - Chairman
Fred Markland – Vice Chairman
Melanie Duncan
Chris Akrill

Karen Goss – Clerk

1. **Apologies for Absence** – Apologies for absence were received from Colin Jamieson and Virginia Tierney.
2. **Declarations of Interest in items on the Agenda** - There were no Declarations of Interest in items on the Agenda.
3. **To approve the Minutes of the Meeting held on the 24th May 2021** – The Minutes of the previous Meeting held on the 24th May 2021 were agreed and signed by the Chairman.
4. **Update from Chris Akrill following discussions with MKC** – The key issue was the need to revisit the housing allocation. David Blandamer shared Chris’ view that if the plan did not make a housing allocation, there was a potential weakness. Although there was an allocation made for “windfall” it was considered that the plan needed to make an allocation of at least one house. A discussion took place regarding the previous call for sites although it was considered that none were totally acceptable due to the comments put forward by MKC highways. It was noted that if some of the sites along West Lane came forward with 2 or 3 houses, they might receive better support. Other sites that had been put forward on the east side of the A509 were outside the boundary settlement such as The Lodge and Rectory Farm. Chris suggested that although he was not keen on doing so for fear of more sites coming forward than was required, that the call for sites was run again.

Fred commented that some years ago, there was a call for sites from MKC and he had put forward some housing for Harvey Drive and stated that he could put forward a site for 2 units at the top of field 13. Fred stated that there was access to the site. Chris responded that a private access could only have 5 dwellings. It was noted that there were currently 3 dwellings.

The site at the top of Gravel Walk was discussed as a potential site for 2 x 2 or 3 bedroom units. It was noted that there was a boundary issue with this site.

A discussion took place regarding the call for sites process. Chris commented that the group would look at the sites in context that were re-submitted if people wanted to submit something different. Once that process was complete, the steering group

would need to look at the sites and re-run the consultation process. The steering group would need to fully consult in line with the 6 week process as this was a major change. It was noted that the plan could not rely on planning applications that might come forward; the plan in itself needed an allocation.

The steering group discussed the outline application at Acorn Nurseries for 41 dwellings. It was noted that if MKC refused the application, appeals were taking 10 months. This might mean that the Neighbourhood Plan could be adopted prior to the appeal being determined. The question was asked whether Acorn Nurseries would put forward their site again under the call for sites. Chris commented that this may be challenged at examination stage. The steering group had a robust argument stating that it had changed the direction of the plan and also the settlement boundary.

Call for sites – Chris commented that a template could be drawn up and emailed to the steering group. It was noted that the reality was that a site that had potentially been considered had been withdrawn and the school was also no longer available. Chris commented that the call for sites would take approximately 3 weeks. Chris reported that there were still a couple of areas in the plan that needed revising following discussions with David Blandamer including the recent update on the Bell & Bear. Colin had previously made reference to the greenfield site next to the Church. Chris commented that the policy on this site needed to be made more robust. **Action: KG** to collate all the responses from the previous Article 14 consultation and email them to the steering group.

School field – It was noted that the plan needed to take into account the proposed lease of the school and the field by Acorn Early Years and it was felt that this would be a good opportunity to acquire some off street parking in the High Street for the village. Fred made reference to electric charging points and whether this could be accommodated in the village.

NPPF – It was noted that the new NPPF came out on the 10th July 2021 and was very supportive of neighbourhood plans.

5. **Acorn Nurseries – outline planning application** – previously discussed above.

6. **Next Steps** – Chris to put together the wording for the call for sites stressing that the site needed to relate well to the rest of the parish. **Action: CA**

Timeline – Call for sites running by early September. A discussion took place as to the next steps with Chris stating that he probably needed to seek advice from David Blandamer at MKC as it would probably make the plan weaker if there was not a housing allocation as sites had been put forward by landowners. Chris commented that he would also speak to David Blandamer regarding the process for redefining the settlement boundary to ensure this was transparent. The sites that were put forward by landowners were discussed but it was noted that the settlement boundary had not been extended far enough for these to be considered. The school field was discussed and noted that MKC had categorically stated that this would not come forward for development. **Action: CA**

7. **Any other business** – It was noted that an open meeting would be held by the Ward Councillors to discuss the outline planning application for Acorn Nurseries on

Wednesday 1st September in The Pavilion at 7pm.

- 8. Date of next meeting** – To be agreed.

The meeting closed at 8pm

DRAFT