

Neighbourhood Plan (NPD) Steering Group
Council Chamber, Pierremont Hall, Broadstairs
Tuesday 19th August 2014 at 6.30pm

INVITED

Colin Moull, volunteer, chairing the meeting

Cllr Gordon Edwards, Town and District Councillor

Peter Lorenzo, volunteer (Broadstairs Society)

Jo Wadey -TDC Planning Policy Team NPD Lead

Laura Smith – TDC Planning Policy Team – Broadstairs Lead.

Lorraine Williams – volunteer (Broadstairs Town Team)

Frances Daly - volunteer

Michela Cambareri – volunteer, scribe

MINUTES

APOLOGIES

Emma Pleasant Sarah Pengelly

NON ATTENDANCE

Cllr Tim Seed Cllr Bob Bayford Cllr Roger Binks Cllr Jason Savage

DISCUSSION

Everyone introduces themselves and their role

- TDC will try to come to meetings after invitation, provide advice when requested, and act as a mediator through the Committee and all Council Departments to seek help/opinions from them

Introduction of mission statement: *“A neighbourhood plan is a planning document that lays down a set of rules for our planning officers and people who want to build in our area to follow. We are able to choose where we want new homes, shops, businesses and extensions to be built, guide what those new buildings should look like. Lastly it defines and prioritises where the income from the community infrastructure Levy should be spent on area infrastructure.”*

Action has been taken from last meeting: relevant persons have been contacted; drop-box has been set up and everyone has access to it; banners and questionnaires have been distributed in relevant areas.

Issue: not many among the young and young adults nor among the elderly have participated in the questionnaire. We discussed the possibility of extending stage one but decided that would not be necessary as feedback across the board to date indicates it's very unlikely any group would want to have a different boundary from that proposed, however we need a plan to include more from those groups in stage 2 and to ensure we capture their issues.

- ACTION: think about how we can reach them: Holy Trinity church is an example with dozens of elderly can other churches; cooperation with university and colleges when they reopen.
- Include the questionnaire in the newsletter.
- ACTION: Ideate a contact mechanism to target 18-35yo – Lorraine, Michela, ?Gordon's daughter
- 25th August deadline for questionnaire
- Workshops: do not need to record each comment verbatim use Bembridge approved model – Emma

Social media presence is fruitful: the Facebook group membership has reached 40 members and three potential volunteers have come forward since the last meeting. A greater social media presence may also help targeting the younger population.

Neighbourhood Planning Process does not have to follow Local Plan where it is clearly and demonstratively out of date, the Local Plan and the SHMA [Strategic Housing Market Assessment for the East Kent Sub-region] document needs to be researched to examine the effect of local industry failures and the dramatic rise in concealed households altering the required housing size mix and numbers.

- Ensure that we are all working from the same document.
- Neighbour area boundary to be submitted – it can be defined by early – mid September (Colin, Gordon). The documents needed will be a map, a supporting statement and a statement from Broadstairs Town Council identifying itself as a formal body able to engage in the Plan
- in order to preserve or enhance the High Street, it might be useful to include specific rules in the end document –TDC to help identifying those
- it would be a good idea to get in touch with Margate Trustees and Ramsgate Town Council, although not necessary in order to address any issue in the local plan – more to ensure we learn from each other the best way to undertake the consultation process and have the most robust plan possible.

Green wedges:

Jo Wadey advised that the green wedges are protected by existing planning policy and cannot be addressed in the Neighbourhood Plan.

The current proposal for 70 houses in St Peters is opposed by the existing policy.

-it could be useful talking to Nick Dermott or Jacob ?Amouli responsible for Conservation at TDC

-it is impractical to try and have our documents considered Supplementary Planning Documents (SPD) statement by Jo Wadey, however a draft NPD has as much weight as an SPD so we get maximum protection by pursuing the NPD process without getting distracted by also trying to create an SPD. (NB: this is counter to the previous advise from Locality)

-however, it is possible to apply for Local Green Space Designation through the Local Plan process, which follows strict criteria: whether the green spaces are in close proximity to the community, whether they are demonstrably special and significant to the local community (historically, because of their rich wildlife, or because of their tranquillity), local in character and not an extensive tract of land and in regards to their extension (ref. Open Space Policy) Gordon Edwards to pursue as a side issue with planning.

The Open Space Protection Policy and Playing Fields policy are the only existing protection for our green spaces such as parks.

-perhaps it is more important to have a stronger planning control rather than enforcing conservation areas

Of interest:

- Cliffsend are progressing their NPD and have had their area designated
- Margate have created a Neighbourhood Forum as they don't have a town council, they have had their area designated and held workshops covering 6-7 subject areas with 60+ attendees
- Ramsgate have had their area designated and are preparing to submit their plan to the Council
- Westgate are taking a different approach and are choosing to take a purely Conservation focus
- The New Local Plan is expected to contain more heritage policies.

It is agreed that the Committee and all those interested could find looking at the Bembridge Neighbourhood Plan useful. Bembridge is a small coastal town, who suffered from a generally degrading ambience of the town and at the same time could only survive on its tourism. It has a large number of people retiring, which pushed housing prices high and ended up pushing the youth out of the area. Their population (smaller than Broadstairs') all got involved in the Plan, thanks to the fact that all documents were made available through the Internet for everybody to look at and suggest amendments to.

- following Bembridge's example, the Committee will continue communicating through social media and start to publish meeting minutes online
- the Committee members will read Bembridge's plan before the next meeting (ref. to the drop-box) A short summary and link to the full plan is already in Dropbox. Colin Moull will follow up by posting a longer analysis of the plan as it relates to Broadstairs.
- TDC will also read the Plan to identify those elements that could be transferrable

Review National Planning Policy Framework

Volunteers:

- It is agreed that it would be beneficial to have more people on the Steering Group
- It is however important to ensure that volunteers know which issues can be brought up within the Committee and which must be referred to other bodies, more competent in those areas. This clarity will help ensuring that everybody is in a cooperative attitude.
- Anyone who has volunteered previously or who comes forward between now and the next meeting is to be contacted and offered to participate in the next meeting as observers – limited to six spaces available on a first come first served basis – We will ask the Town Clerk to follow up with past contacts or to delegate this to another committee member. (Lorraine will liaise with any new volunteers who come forward via social media)

NEXT MEETING:

- 2nd September 6.30pm
- Emma to present on the questionnaire findings and possibly on workshops
- All to discuss after reading the Bembridge Neighbourhood Plan