

# **NEIGHBOURHOOD PLAN SUB-COMMITTEE MEETING MINUTES**

**TUESDAY 12th DECEMBER 2017**

Present: Cllr B Bayford (chair), Cllr J Bayford, Cllr D Saunders, P. Lorenzo, L. Scotney, S. Wall, D. Dunn (Town Clerk), A. Barton (Administrator)

## **303 APOLOGIES FOR ABSENCE**

Cllr Dexter, Cllr Moore and Cllr Binks

## **304 DECLARATIONS OF INTEREST**

None declared.

## **305 MINUTES**

RESOLVED to APPROVE and chairman to sign the minutes of the Neighbourhood Plan sub-committee meeting held on the 1<sup>st</sup> November 2017

## **306 ISSUES AND OPTIONS (IO) CONSULTATION**

DISCUSSED that Abigail had now analysed all of the comments from both the short and long survey and this had been made into two reports. The Town Clerk now needed to draft a conclusion for the reports and they would then be ready for circulation and comment with the sub-committee, once agreed both reports would be placed on the website.

## **307 SEA SCREENING REPORT**

RESOLVED to receive the findings from the Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening report, this stated that a full SEA and HRA would not be needed for the final Neighbourhood Development Plan (NDP).

RESOLVED that both the screening determination and screening report produced by Thanet District Council be placed on the Town Council website.

## **308 DESIGN STATEMENT**

DISCUSSED Cllr Dexter and Peter Lorenzo were thanked by the Chairman for the extensive work they had undertaken on updating the Design Statement.

DISCUSSED the Town Clerk explained that new photographs would be taken by Abigail Barton for the Design Statement once the weather had improved.

AGREED the committee agreed the following modifications and actions to the draft Design Statement circulated to the sub-committee on the 10<sup>th</sup> December 2017.

- Areas of High Townscape Value (HTV) should be set out as policy in the NDP and then the design elements required in these HTV areas should be set out in the Design Statement.
- Writing a description of the High Townscape Value area is something that could be undertaken by the group.
- That the Green Wedges/Open Spaces section and the Private and Public Amenities policy be removed from the Design Statement and put as policy in the NDP.
- Para 10.2 relating to the coast, this will require looking into further once the publication Local Plan has been produced, it might not be needed as it could be replicating policy. However, an NDP policy may be required to enhance the policy from the Local Plan.
- That the best practice for the design of solar panels in HTV areas and conservation zones be included in the Design Statement
- Where it refers to 'bedsits', replace with 'studio apartments'. Use description from TDC Local Plan.
- Page 44 reconsider and reword the last paragraph of page 44 that states the Town Council planning committee will resist planning applications for one-bedroom flats, this is thinking from 10 years ago.
- Westwood Retail Park make sure that the descriptions of the areas and the punctuation aligns with what was put in the Issues and Options report as this is known to be correct.
- It was confirmed that the jetty building is not listed.
- There is no hyphen on p44, public events.
- The newly proposed Vattenfall wind turbines expansion was discussed as to whether the design of the turbines should be included in the Design Statement. It was discussed that this was out of the remit of the document and should be left out.

### **309 NEXT STEPS and AOB**

DISCUSSED that the Town Clerk will start drafting the Neighbourhood Plan in the New Year, with the intention of having a draft ready for consultation around March 2018

DISCUSSED that if the Thanet Local Plan fails to make it through committee on the 18<sup>th</sup> January then we should still push on with the Neighbourhood Plan and produce something for March 2018.

DISCUSSED the potential to use a Focus Group style consultation style for the draft Neighbourhood Development Plan, due to the lack of response on the Issues and Options report

### **310 DATE OF FUTURE MEETING**

RESOLVED that the next meeting should not take place until after the 18<sup>th</sup> January 2018, when Thanet District Council are set to discuss the release for consultation of the publication draft Local Plan.

Town Clerk  
Meeting ended at 10.26 am