

**Minutes of the Meeting of Embleton Parish Neighbourhood Steering Group
at 17.00pm on Wednesday 20th June 2018 in Embleton Church Parish Room**

Chair: David Ainsley

Present David Ainsley, Vickie Fyffe, Terry Howells, Karen Greenhoff, Rita Cavill, Adam Moody, Christine Hunter.

In attendance Jenny Ludman, Wendy Pattison, Richard Manners, 9 community members

Apologies: Joan Little, Alisoun Carss, Raymond Carss, Joan Little, Monica Cornell, Michael Heslop

Secretary: Karen Greenhoff

Item 1

The Chair outlined the second round of public consultation and provided a rationale for community groups or individuals to address the meeting the following presentations were Received –

Richard Manners

Notes from this presentation can be seen below.

Item 2 Declaration of Conflict of Interest – none

Item 3 Minutes of the last meeting. Accepted **Matters arising** None

Item 4 Correspondence received – notification and discussion

It was confirmed that correspondence had been received from Mr and Mrs Robertson. This raised issues about claimed conflict of interest with regard to land to the west of Station Road and the designation of this land as a SHLAA location

In response it was noted that Station Road is the designated settlement boundary in the Alnwick Local Plan which, in the absence of other valid planning policy, is still a limitation on building development.(Settlement Boundary Methodology) It was agreed therefore that since no individual member of the steering group had any weight in the decision about this boundary there could not be considered to be a conflict of interest with regard to this part of the settlement boundary.

In addition, it was confirmed that the proposed SHLAA site is an evaluation of this site (and others in the Parish) for physical characteristics and not a confirmation of suitability for outline planning permission. SHLAA land can be included or excluded from a Neighbourhood Planning document.

Item 5 Starting date and progress of the Neighbourhood Plan

The Chair introduced Planning Consultant Jenny Ludman to the attending public individuals and she confirmed that the start point for the Neighbourhood Plan should be back dated to the initial group planning meeting.

The calculation for new build housing would therefore equate per annum of up to 2 or 3 new properties in Embleton and 1 or 2 in Christon Bank. The timescale would include the 16 already with planning permission in CB plus 8 proposed for CB.

Item 6 Green Space Mapping

It was confirmed that allocated Green Spaces in the planning process is designated as areas which are valuable to the local community for leisure or educational use (JL). Steering Group members were asked by KG to mark-up provided village maps at the end of the meeting and JL agreed to forward a proforma for recording the data which is then to be included in the draft NP.

Item 7 Update on planning applications

The North Area Planning Committee will consider the proposed development to the west of Station Road on 21st June 2018. The NCC Planning Officer recommendation is refusal.

The North Farm application for land to the north of the quarry is not live at the moment.

Item 8 Finance Update

This was deferred to the next meeting.

Item 9 Confirmation of the Settlement Boundaries taking into account the outcome of the non-statutory public consultation via the Whinstone Times.

The following community results were reported on the proposed settlement boundaries:

Embleton

Strongly agree/ agree	74%	Neutral	7%	Disagree	19%
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Christon Bank

Strongly agree/ agree	71.4%	Neutral	21.4%	Disagree	7.2%
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NPSG

The NPSG were advised by Jenny Ludman, Planning Consultant to the group, that this community consultation was not mandatory but it was a valuable barometer of public opinion. A final six week formal consultation will take place once the draft NP is published. It was noted that in other areas the NCC have imposed tight settlement boundaries for parishes with no agreed NP.

Given the overall positive public support for the proposed settlement boundaries The NPSG agreed to take an open vote:

That the proposed settlement boundaries are adopted : 6

That the proposed settlement boundaries are rejected : 1

Date of next meeting August 8TH 2018 at 7.00pm Parish Room

Appendix

Presentation by Richard Manners (North Farm)

Background

Richard Manners (RM) outlined the elements of the business which operates from North Farm on land to the northern boundary of the Parish of Embleton. The business includes traditional farm management plus a steading of holiday cottages within the footprint of the original farm buildings. The management includes environmental improvements and ongoing maintenance to hedgerows and habitat to encourage wildlife plus maintenance of footpaths which lead to the coast.

Impact on the Local Economy

In light of the breakdown of traditional rural employment opportunities, North Farm has used local trades people to build and maintain the holiday cottages thus making a positive contribution to the local economy. Despite this, RM feels that there is a lack of local community interest in developing additional tourism opportunities in the area. He favoured the development of further holiday cottages as they increase local tourism spend, whilst second homes do not.

Communication of Neighbourhood Plan Progress

As a member of the Parish Council who does not sit on the Neighbourhood Plan Steering Group (NPSG), it was RM's belief that there was no notification of the progress made by the NPSG to elected members. The NPSG should report in greater detail at the monthly Parish Council meetings. There was no democratic process to facilitate discussion outside set NPSG meetings.

The opportunity to comment on the Vision, Objectives and Settlement Boundaries via the Whinstone Times was missed by some residents who did not read the publication delivered to their home. The copy for North Farm House was misdirected to a holiday cottage.

Responses from Members of the NPSG (including PC Representatives)

- PC members confirmed that each monthly PC meeting includes an update on NPSG progress with opportunities to discuss and clarify any issues. These appear in the published PC minutes.
- Although there have been technical problems with the community webpage, all NPSG minutes are now available on the Parish webpage.
- The meeting was given an outline of the NP planning requirements. The process concludes with a statutory six-week public consultation on the Draft Plan and allows any amendments to be made prior. There is then a public referendum (all individuals on the electoral roll) which will decide the future of the NP. This will engage all the community in future decisions.

Other Comments by Public Attendees (items not included in the formal, published agenda)

- *A number of other landowners had not been formally consulted*
- *Why is SHLAA designated land not under consideration for development within the settlement boundary?*
- *SHLAA land is designated by professional planners against standards set by Government. Local communities have no experience and may have a conflict of interest.*
- *There has been no follow-up of initial landowner meetings. All planning documents should be circulated to landowners for discussion and further consultation - especially if their land is involved.*
- *Farmers need to diversify and use land differently.*
- *An e-mail circulation list was requested by some members of the public in attendance.*
- *It was requested that the personal responses to the questionnaire in the Whinstone Times should be put into the public domain with an offer to scan the 2 sided sheet.*

