

Minutes of Meeting of Neighbourhood Planning Group with the Parish Council Planning Sub-Committee

Held in Cross House on 3rd April 2014, at 7.00pm.

Steering Committee Members present were: Malcolm Bell (Chair), Chris Flooks, Peter Hayes, George Zaidmann, Pilar Owen, Louise Hayling, Tony Durrant.

Parish Council: Chris Holland (MB; TD as above).

Apologies: Bruce Ansell, Malcolm Knowles, Lucy Knowles, Henty Pullan, James Hare.

ITEM COMMENT

- 1.0 Chair's opening remarks.** MB reported that Urban Vision (consultants) had received a summary of evidence gathered by the NDP. Information concerning German Road and the Bramley Show (display) had been added. Community engagement summary: Marmite quiz; Open Day; Questionnaires; Charles Church consultation; Car boot sale; Thames Water; Station survey; Shop survey; Barrier info. Transport summary: cycleways; transport briefs (from PC). MB stated that statutory consultees were needed on the Plan: a list was available from Emma Clarke at BDBC.
- 2.0 Consulting with local residents on housing sites etc.** LH reported that she had produced a spreadsheet including all the sites surveyed (17), categorized as 'acceptable' or not, with colour coding for 'positive' and 'negative' attributes. Land availability had been established and there is a full list of owners. It was queried if we knew if landowners would sell for development; but even if they weren't ready to sell now their land might be offered over the period of the NDP. There was discussion about how residents might respond to the site list; it was agreed that people's main concerns were traffic impact, rural views and access to facilities. It was decided to hold a public meeting in the Pavilion, repeated on 2 evenings: Thursday 15th May; Wednesday 21st May. Agenda: sites; transport (proposals and solutions); environment; next steps. A report of these consultations would be published in a PC newsletter (costing £500 - £700) in June and advertised in the May Parish Magazine: Chris Wright to lead on format; PH to write introduction/context setting.
- 3.0 Rural housing survey.** MB said that exception sites need to be identified for social housing. TD would get information from Sentinel about the extent of their social housing in the parish. It was agreed that we needed to know more about any downsizing issues (eg for older people). We have information from BDBC about general needs for rented social housing. Estate agents have waiting lists for certain types of home. A strategic housing market assessment was conducted by BDBC in 2013.
- 4.0 Transport.** MB said that BDBC's Ed Rehill sees advantages of path and cycleway development in Bramley and had recommended a number of websites on the issue. GF said he had some evidence of developers commissioning a video of the railway crossing.
- 5.0 A Village Centre option?** CH said that the shop, with the bakery, could be moved to the western end of the (likely) Strawberry Fields development: this would free up space for station parking. It was agreed that there were currently 3 'centres': 'Old' Bramley; Bramley Green; Bramley Corner. GZ said that the crossing was a hindrance to normal village life and had negative impact on integration. He suggested getting money for a by-pass to keep the village 'feel'.

6.0 Development monies. TD said that development will bring money for the community. It cannot finance massive projects. Where should the s 106 money be spent? Roads, traffic, parking and recreational facilities were commonly identified in surveys. In the Parish Plan research, 75% said 'yes' to a footbridge. Also popular were more facilities for different age groups. The PC had been focusing on youth. People also liked foot and cycle paths. CH said that you can't join Bramley and Sherfield by footpath due to land ownership; and as the mileage between Sherfield and Bramley School was less than 1.9 miles the school bus would be stopped if a footpath was put in. Medical facilities will be extended if Minchens Lane development goes ahead. You can't spend 106 money on a dentist. A bowling green would be popular with older people. An outdoor gym is proposed for Clift Meadow. A skate park is not in current plans. Two crossing points have been suggested for the C32: a safety priority but expensive. Parking: CH said that without regulation you make the situation worse. The yellow lines system is working; the school side is to be marked up this summer. There is an agreement with the borough over this aspect for 18 months. CH also updated on a proposal from Mekanix to move the footpath to the bank and so away from the garage yard. This could help towards a path/road/railway solution to the footbridge issue and Mekanix could develop the area behind the garage.

The meeting closed at 9.00 pm. No date was decided for the next meeting.