

REDBOURN PARISH COUNCIL

Minutes of Extra Ordinary meeting held on Thursday 11th October 2018 at 7.30 pm, Conference Room, Parish Centre

PRESENT: Cllrs. D Mitchell (Chair), I Hickmott, C O'Donovan, D Bigham, Maria Maynard, T Finnigan and R Gray

IN ATTENDANCE: C Kenny (Clerk) Jon Goodall, Troy Planning

1. **APOLOGIES:** Cllrs I Caldwell (health), V Mead (health), P Schofield (holiday), S Kidd and A Gardner (family)

2. **Declarations of Interest**
None notified

3. **SADC LP Consultation**

Cllr Mitchell welcomed Jon Goodall from Troy Planning to the meeting and introduced the draft response prepared by Troy Planning.

JG explained that the approach taken in formulating the response was to see if there are exceptional circumstances for releasing green belt.

It had become evident that in the 2016 local plan, the duty to co-operate had not been fulfilled however, in this new local plan, SADC had actively tried to co-operate and that there is not a clear failing in this area as in 2016.

The proposals still had issues with regard to infrastructure and the delivery of the plan.

The 2018 NPPF sets out exceptional circumstances more clearly than previous plans and the emphasis is that the principle of an exceptional circumstances being only housing need is not enough.

The meeting discussed the NE of Redbourn development brought forward by Rothamsted. Jon explained that this site could be seen as an omission site and could run alongside the Local Plan. However, if this site is seen to be a significantly different strategy to the local plan, the Inspector can make SADC do a new consultation as it should be treated separately due to its scale. Provided the strategy doesn't change significantly, the site could be included in the LP although Jon felt this wouldn't be the case.

Cllr Mitchell asked Councillors if we wanted to include NE Redbourn development in our response. He stated that as the site is not in the LP, it is difficult to comment on it.

The meeting agreed that we should reflect in the response that residents have not had chance to make comments or had sufficient time to consider the options.

Cllr Hickmott had submitted some questions previously and Jon answered these.

- The representation will have a covering letter which in effect is a letter headed summary of the full representation and forms part of this.
- The question relating to NE Redbourn has been discussed earlier
- IH suggested we should note in the covering letter that SADC had made some discernible improvements in this LP over 2016 version

- It was explained that this consultation is not about the content of the proposed development but more about the process in which the Local Plan has been produced and delivered and that the process for responding is to point out areas that we see as an issue rather than areas that we agree are acceptable.

It was noted by the meeting that a Country Park is planned between the development in Hemel and Redbourn which is a big area which will take away prime agricultural land and won't be easily accessible.

Cllr Bigham asked what the distance of the gap was between the proposed settlements and Redbourn was. JG explained that it is 1.01 miles measured from the row of pylons up to the edge of St Mary's Church but given there is already existing development in the green belt, the gap would only be 2-300 metres of open countryside.

JG summarised that the representation must be about soundness and deficiencies rather than anything else.

It was proposed by the Chair and resolved that:

Redbourn Parish Council approve the representations and cover letter compiled by Troy Planning. The Chair to be given delegated powers to accept any amendments Troy Planning make to the draft document.

Recorded Vote:

For: Cllr Mitchell, Cllr O'Donovan, Cllr Finnigan, Cllr Bigham, Cllr Gray, Cllr Maynard

Against: Cllr Hickmott

Cllr Mitchell thanked Jon for his work and for taking the time to attend the meeting.

Meeting closed at 9.15pm

Chair *Dated*