

THE IVERS PARISH COUNCIL

MINUTES OF A MEETING OF THE NEIGHBOURHOOD PLANNING COMMITTEE HELD ON 3rd AUGUST, 2021 at 6.00PM VIA ZOOM CALL

Present: Councillors Ciarán Beary (representing IVRA), Julie Cook, Kevin Brown, Peter Stanhope, Wendy Matthews, and Graham Young (representing RPRA), Janet Rayner, Jim Skinner, Alan Wilson and Jane Griffin.

Apologies: Councillor Stuart Mills

In attendance: Councillors Sam Bhachu, Mohinder Bhatti, 1 Member of the Public, Neil Homer, Stephanie Bennett (Clerk).

144/21 ELECTION OF CHAIR
Cllr Ciarán Beary was elected Chair of the Committee

145/21 DECLARATIONS OF INTEREST
None were received.

146/21 MINUTES

RECOMMENDED that

the minutes of the meeting held on the 12th April, 2021 be agreed and signed by the Chair

147/21 NEIGHBOURHOOD PLANNING COMMITTEE
The Committee discussed the membership and requested that three additional named community members be approached and asked if they would be interested in becoming a member. The Clerk was tasked with making contact with the individuals and then preparing the request to Council.

148/21 DEVELOPMENT PLAN
The Clerk outlined the process that had been undertaken for the Regulation 14 consultation and explained the format of the Section 7 of the Consultation statement that summarised both the process and the responses. Neil Homer explained how the Regulation 14 consultation leads to the next stage in the statutory process whereupon the Plan is submitted to Bucks Council as per Regulation 15. It was emphasised that at this point plan content can be removed and small changes can be made however any substantial additions would require the Committee to undertake another Regulation 14 consultation.

The Clerk summarised the community responses and informed the Committee that on the whole the responses indicated that the Committee was working on the right policies for

inclusion in the Neighbourhood Plan. There was however considerable representation by owners of properties listed as Heritage Assets who did not wish their property to be included. The Committee recognised that two letters had been written explaining the consequences of such a listing and that most of the concerns cited were because people had either not understood the information given or had not received the information. The Committee understood that some of the buildings had been dramatically altered over the years and that a lot were not commensurate with how people lived and were not helpful in trying to improve sustainability. Overall it was felt that the Heritage Assets should remain in the Plan however a further webinar solely on the consequences of the policy would be undertaken once the Plan was submitted and Bucks Council is undertaking the Regulation 16 consultation prior to the examination.

Cllr Cook highlighted further work to be undertaken including crisping up the Vision, checking whether the Green Belt was correctly included in the area of Cam's Field, Iver Heath, responding to the statutory consultee queries about the Gap policy and Green Belt, and clarifying that we do meet the conditions.

Neil Homer took the Committee through his briefing note and explained that the response to the Gap/Green Belt query is that the Committee is acutely aware of the proposals being considered that would permit development on Green Belt and that if that happened we wished to preserve the identities of the different village communities. He also explained that the vision will not be examined by the examiner, however if the Committee wished to adjust what is written that is fine.

In summary

- The statutory respondents are aware of the difference between a Gap Policy and Green Belt and it is legitimate for a Neighbourhood Plan to contain this policy
- This Neighbourhood Plan is attempting to place policies in place to assist the community to influence the development that takes place. This is particularly hard following the withdrawal of the Chiltern & South Bucks Local Plan and the lack of an up to date Local Plan. It will likely be 4 – 5 years before the Bucks wide Local Plan is in place and that will be at a much higher level than what the Neighbourhood Plan is focusing on. A review of the Neighbourhood Plan might be better sooner rather than later in this context however the Basic Conditions Statement and Evidence Base sets out the context of the situation that this Committee is working within
- As a Neighbourhood Planning Committee we can't plan for growth in the conventional way because national planning policy prevents neighbourhood plans from allocating land for development in the Green Belt or from modifying local Green Belt policy or boundaries
- The existing South Bucks Local Plan contains policy to change HGV sites to non HGV sites
- Pinewood infers that the Colne Valley Regional Park is not of consequence. This is incorrect and it technically exists in a planning sense

- Pinewood is a nationally important employment site; however Thorney Business Park is different and the Committee was disappointed that its response was negative.

The response from Bucks Council is very disappointing and the Committee felt that it was disrespectful of the work that had been undertaken by the community. In particular the Committee feel that the focus of The Ivers as an area for employment focus has run its course and that the approach over the last 2 decades has delivered considerable stresses and, in particular, negative environmental impacts on the community and the infrastructure.

It was felt critical that the Neighbourhood Planning Plan goes to examination with the Committee knowing the view of Bucks Council; if the policies are to succeed they need to be supported by the Planning Authority. The Committee also needs to understand if Bucks Council agrees with the specific policies regarding Pinewood and Thorney Business park in order that meetings can be convened with those landowners in order to reconcile the differences. The Committee was firm in that they cannot be true to the community in their work to improve air quality without the Pinewood Policy.

It is therefore imperative that the Committee gains a full response from Bucks Council

149/21

REGULATION 16 CONSULTATION

The Committee agreed to proceed with the submission of the Plan to Bucks Council as soon as possible following the meetings with Bucks Council, Pinewood and Thorney Business Park so that Bucks Council can validate the submission documents and commence the Regulation 16 consultation period.

150/21

ACTION PLAN

This agenda item was deferred until the next meeting

151/21

ACTIONS

The following actions are to be undertaken following this meeting:

- Clerk to set up a meeting with Bucks Council, Cllrs Beary, Matthews and Cook and Neil Homer. The preference is for a physical meeting at Amersham
- Clerk to arrange the next meeting of the Committee following the Bucks Council meeting
- Cllr Cook to crisp up the Vision
- Neil Homer to check the green belt boundaries in the area of Cam's Field
- Clerk to organize a webinar of Heritage Asset properties once the Plan is submitted for Regulation 16 consultation
- Clerk to chase up responses from Historic England and Colne Valley Regional Park
- Clerk to set up meetings with Pinewood and Thorney Business Park once Bucks Council meeting has occurred
- Neil to provide a draft version of the Submission document to highlight key changes

to the text arising from the Regulation 14 comments and places where additional content is required before completion

- Neil to proceed with the preparation of the Basic Conditions Statement and Evidence base
- Clerk to proceed with the Consultation statement

Next meeting to be held after the Bucks Council meeting has taken place

The meeting closed at 7.42pm

Signed Chairman

Date