

Notes from Neighbourhood Plan Steering Group Meeting

Parish Council Offices – Aston Clinton

4th January 2017 at 10:00

Present: Colin Read, Lesley Ronson, Roisin Stewart, Marion Mason, Liz Tubb, Ed Peile, Tony Winterbottom, Peter Wyatt
Elaine Barry (assistant Clerk and minute taker)

	Item	Action
1.	<p><u>Project plan update</u></p> <p>There was nothing new to report on the project plan.</p>	
2.	<p><u>Consultant</u></p> <p>The group AGREED for Jenny Lampert to proceed with the following - 2 hours prep work at her standard hourly rate - to get up to date and answer outstanding questions ahead of the meeting on the 16th. This would not include any review of evidence papers which would be a separate piece of work and agreed on as and when along with any ad hoc work.</p>	
3.	<p><u>Feedback from latest public consultation</u></p> <p>After analysis of the feedback from the latest exhibition the following was identified:</p> <ol style="list-style-type: none">1. There had been no 'showstoppers' – fundamentally the response was in favour of what had been presented at the consultation event2. The options on shops within the village had resulted in a split between those wanting a group of shops within a brownfield site and those who preferred them to be scattered around the village.	
4.	<p><u>Major future development</u></p> <p>The group discussed the following.</p> <p>Cambridge-Milton Keynes-Oxford Corridor:</p> <p>Three routes have been proposed and one of these would eventually form an 'expressway' between Cambridge and Oxford. Irrespective of which route is chosen to be implemented, the group noted that the designated area for housing as proposed would 'dip down' to and include an area to the north of Aylesbury and the tip of Aston Clinton. The group also noted that although no housing numbers had been allocated at this stage, the area for potential development had been drawn up.</p>	

	<p>Tony Winterbottom stressed the importance of infrastructure first and development second.</p> <p>ACTION: Roisin Stewart to meet with Lesley to incorporate the 'corridor' into the transport write-up.</p> <p>Aylesbury as a new Garden Town:</p> <p>Ed Peile updated the group on the 'Garden' plan and showed the group a map of the 'concept plan' showing the proposed areas for housing, economic development and green corridors.</p> <p>Peter Wyatt pointed out that the 'Garden Town' for Aylesbury had been on the agenda for quite a while.</p> <p>Liz Tubb had attended a meeting recently with AVALP and shared with the group the feeling from many parish councils in attendance that Aston Clinton, Weston Turville and Stoke Mandeville would become part of Aylesbury.</p> <p>Although there is a lot of uncertainty surrounding both the Cambridge to Oxford corridor and the proposed 'Garden Town' the group AGREED that regardless of what is going on now and what may or may not be planned for the future, it was important to press on and finish the neighbourhood plan.</p> <p>Woodlands:</p> <p>The general feeling was that although on the whole the village were against the proposed development of the site at Woodlands, there was a preference if this to any further large development within the village itself.</p> <p>Major concerns regarding Woodlands included:</p> <ol style="list-style-type: none"> 1. Impact on traffic through the village 2. Impact on infrastructure for both the GP surgery and the school <p>The group AGREED that the neighbourhood plan must include:</p> <ol style="list-style-type: none"> a) Requirement for implementation of the appropriate infrastructure to support the requirements of the village first, before the implementation of any such development b) There must be a green corridor between the village and the development c) The village to retain a GP surgery and school within the village as discreet entities 	RS
5.	<p><u>Identified sites for business and community infrastructure expansion</u></p> <p>The group went on to discuss the issues around the growing community and potential expansion of GP surgery and school to meet the growing needs of the village. Alongside this, the feedback on options presented at the latest public consultation on shops for the village and how to ensure the wishes of the village were met within the realms of possibility. The following potential solutions were identified and AGREED on:</p>	

	<p>Location 1: Chinese restaurant site on the corner of London Road and Lower Ickneild Way</p> <p>The group could see a potential to put an option on this site for any future development to be first and foremost considered for overflow parking for the GP surgery and associated facilities along with some small ‘local’ shops and eatery. Ed Peile advised that he thought that the existing building of the surgery had room within in it for expanding the practice but as parking would then be the main issue, this could be resolved by providing extra parking at this proposed site.</p> <p>Location 2: Cars to Go site on London Road opposite the Anthony Hall</p> <p>The group could also see a potential to put an option on this site for any future development to be first and foremost considered for expansion of the school and related facilities and could also house a small selection of ‘local’ shops if required.</p> <p>As there were divided opinions on shops within the village with a split between</p> <ol style="list-style-type: none"> 1. existing brownfield with small shops 2. small shops to be scattered <p>it was felt that by utilising both sites this both wishes could be satisfied.</p> <p>The proposed new Community Centre was also discussed as an option for housing a new GP surgery and associated facilities but the group felt that the existing footprint was already sizeable and that parking could potentially be a problem at peak park use times.</p> <p>Planning terms for shop types:</p> <p>It was also AGREED that the group should look at placing planning terms within the plan with regard to shop type and requirement for parking. Particularly as the feedback from the public had been in preference for ‘small independents with adequate parking’.</p>	
6.	<p><u>Evidence papers</u></p> <p>It was AGREED that the group would finalise their evidence papers using the template provided by the consultant and send to the assistant clerk for forwarding to the consultant for review. The assistant clerk to ascertain the deadline for sending them to the consultant in order for her to review before the meeting on the 16th.</p>	<p>Topic Heads</p> <p>EB</p>
7.	<p><u>Draft Plan and contents structure</u></p> <p>After having reviewed a number of ‘made plans’ with a focus on the varying structures and layouts, the group agreed that they would also like the consultant to add her recommendations for discussion at the next meeting to be held on the 16th January.</p> <p>The group also discussed the fact that the Aston Clinton situation was quite unique and that it was difficult to draw similarities with other parishes, particularly in light of the scale and speed of expansion from new developments both built and in the pipeline. The group also thought that it would be important</p>	<p>EB</p>

	<p>to make reference to this in the plan.</p> <p>Tony Winterbottom suggested that the plan should include a statement that any new development must include a requisite amount of off road parking.</p>	
8.	<p><u>Date of next meeting</u></p> <p>16th January at 1.30pm in the Parish Offices</p>	