

Chartham Neighbourhood Plan Steering Group Meeting Minutes
Via Zoom
3 January 2023 at 7pm

Present:

John Field
John Gilbert
Camilla Swire
Gregory Williams
Andrew Metcalfe

Absent:

Tim Clark
Paul Coles
Robert Frostick
Paul Wookey

1. Attendees & Apologies:

2. Minutes of last meeting:

We passed the minutes of the meetings of [15th November](#) and [13th December](#).

3. Consultant's Report:

Landscape Sensitivity Assessment:

Lizard had said any further changes to the report were chargeable.

There are still some concerns about the accuracy of the final report, but in the interests of getting on, the Steering Group agreed to go with this version.

23/01/03 - 01: CAS to prepare Facebook post and link to the document. Also include it in the PC January Newsletter.

23/01/03 - 02: Andrew to upload the Landscape report to the NP website and circulate the link to it.

Draft Sites Assessments:

There was confirmation that initial funding had been agreed, but the final draft Sites Assessment with the Mill included has not been finished.

Design Codes:

We've not had anything further from AECOM.

Settlement Boundaries:

We are waiting for AECOM's report.

4. Discussion on the Draft Local Plan response:

a. Discuss response to send to Chartham Parish Council

The draft Squires were sent includes responses to Local Plan consultation and other consultations Canterbury are currently running. Squires have pulled out the Local Plan information and are focusing on that.

Timeframe:

- Squires to send draft to Chenice by Thursday/Friday for the Parish Council to review factor in time to assist in rewriting to ensure costs are kept to those agreed.
- The PC hopefully to pass it in general on Tuesday with delegated powers to Chenice to alter.
- The response letter on PC headed paper from the Clerk on behalf of the Parish Council

23/01/03 - 03: JG to request Chenice to ask that parish councillors pay special attention to draft Local plan document prior to next Tuesday's PC meeting. (It represents a large amount of work, and financial investment by the PC, so it is really important that people engage with it.)

Comments made by the Steering Group included:

- Evidence base documents for the Local Plan are also under consultation. It's hard to comment on the Local Plan when it is founded on evidence-based documents which have problems. Andrew advised to focus on the Local Plan consultation and not the other documents.
- The masterplans in the draft Plan seemed to be lacking. Andrew said that the concept masterplan will have no planning weight. The developer will only look at the content of the policy.
- Concern was raised about CCC's Settlement Boundaries and whether AECOM's document would have to be subsidiary to the Plan. Squires said that because it had been commissioned it would be an independent appraisal.
- Transport modelling for the Local Plan is flawed.

It was noted that we have struggled to engage with Canterbury and that we need to lobby city councillors to fight our cause.

CAS reported that CCC planning gave a talk to parish councils: in it they explained how they would have an independent design consultative body that they were going to use to make masterplans in the Local Plan in accordance with new government direction. All of the site allocations were there before the general district-wide information.

Due to limited time, it was agreed that we could only focus on what were believed to be the most pertinent issues for the parish. In the future, we can pick up on other matters.

23/01/03 - 04: Parish councillors to ask Chenice to write to City Councillors asking for their support in asking for the Planning Committee to provide meaningful support for our Neighbourhood Plan.

Evidence Base: Walking & Cycling

CCC seem to be relying a lot of the building on the proposed bypass roads in order to shift traffic out of the city centre. Focus seems to be on the towns and not villages.

Spokes have fed back mistakes to do with cycle paths etc.

Policy R7: Chartham

- The policy is not well worded. Allocation of development shouldn't be on top of brownfield allocation, but preferentially on it.

Policy R8:

- The Local Plan doesn't show the access point onto the site. You can't consider the proposal without knowing where the access is.
- A Highways consultant would be needed to fight the allocation.
- A developer has had informal discussions with some parish councillors on R8.

23/01/03 - 05: CAS to send Andrew a known Highways consultant's details.

Squires have been given the information provided in an assessment by a parishioner's consultant to inform the comment. We need to let the parishioner know about the Landscape Sensitivity Study.

b. Rattington Street / Chartham Mill

Rattington Street:

See above.

Chartham Mill:

- CCC say in the policy for Chartham that the planning numbers allocations are on top of brownfield sites. This approach needs to be questioned.
- The Paper Mill went into administration after the draft Local Plan was published.
- Has CCC made any statement about how the Paper Mill should be incorporated into Local Plan?
- CCC asked the Parish Council what we wanted to do about it. We gave a holding message.
- We would prefer that development occurred on this brownfield site than on greenfield.
- There is a risk that CCC will allocate both the greenfield site and the brownfield.

- There is the potential for biodiversity, landscape, flood plain improvements (removal of concrete channels and return to natural flood plain).
- Loss of the buildings may result in a loss of bat roosts.
- JF, as a private individual, has given his name and details to the administrator to be passed on to whichever estate agent gets handed the contract to sell it.
- We agreed that we need clarity upon where conflict of interests lie for Parish Councillors both before and after the ACV is determined.

23/01/03 - 06: CAS to inform parishioner about Landscape Sensitivity Assessment.

23/01/03 - 07: Parish councillors to get an exact definition of what we're allowed to/not do from the Parish Clerk.

5. Discussion on:

Parish Heritage Assets:

Squires will send out the draft for comment tomorrow.

23/01/03 - 08: Squires to circulate Parish Heritage Assets document.

Local Green Space:

Squires have a few minor comments on this which will be circulated as soon as possible. The title plans on the land registry are not online for some spaces so GW will have to ask for some paper copies.

23/01/03 - 09: Squires to circulate Local Green Space document.

6. Any matters arising from draft Neighbourhood Plan document

This was not discussed at the meeting.

7. Consultation & Engagement:

The Consultation Statement is being written. Andrew has put it into the format. Work is ongoing.

9. Finance:

AECOM have released funding for the next level of the Design Codes. In the draft Local Plan – Canterbury said they were going to do design codes for us, so worth considering, but probably better to get locality-specific ones done.

10. Any Other Business:

- All to fill in the Timeline with any meetings etc.
- Membership of Steering Group – this wasn't discussed

What should we focus on at the next meeting?
It's worth continuing to look at the draft Local Plan.

Dates of next meetings:

Further future meeting dates are:

- 17 January
- 31 January (PW not available)
- 21 February
- 7 March
- 21 March

The meeting closed at 8.08pm.