

All minutes are draft and subject to approval at the next meeting

## FERRING PARISH COUNCIL

### Neighbourhood Plan Implementation (including 3 x CRTBO's) Meeting (Advisory Powers only)

#### Minutes of the Neighbourhood Plan Implementation (including 3 x CRTBO's) Committee Meeting held at 7.00pm on 17<sup>th</sup> August 2020 via the Zoom platform

Present	Councillors	Peter Coe
		Clare Royal
		Stephen Abbott
		Lesley Young
		Elizabeth Perry
		John Tero
	Retirement Club	Lilian Holdsworth

1	<p><b>Elect a Chairman</b> Councillor Peter Coe was elected as the Chairman of the Neighbourhood Plan Implementation (including 3 x CRTBO's) Committee.</p>	
2	<p><b>Apologies for Absence</b> Apologies were received from Councillors Ruth Sims &amp; Terry Jackson.</p>	
3	<p><b>Declarations of Interest</b> Lilian Holdsworth, Retirement Club in her capacity as a Director of the Glebelands declared an interest.</p>	
4	<p><b>Public Question Time</b> There were no resident questions.</p>	
5	<p><b>To confirm the minutes of the last meeting held on 17<sup>th</sup> February 2020</b> The minutes were agreed as the correct record with the following amendments:</p> <ol style="list-style-type: none"> <li>1. Item 7, Working Groups, Areas of Special Character/Conservation Area Group, Next steps: It was agreed that Little Paddocks and The Poplars should be included within an extended conservation area to be altered to.. It was agreed that Little Paddocks and The Poplars should be considered within any review of the conservation area boundaries.</li> <li>2. Item 7, Working Groups, CRTBO Group, last paragraph: It was acknowledged that within the recent edition of 'all about Ferring', the village hall trustees in their article have confirmed that the village hall has withdrawn from the Neighbourhood Plan to be altered to... It was acknowledged that within the recent edition of 'all about Ferring', the village hall trustees in their article have confirmed that the village hall has withdrawn their support from the Neighbourhood Plan.</li> </ol> <p>The amended minutes will be sent to the Chairman to approve and sign.</p>	

	<p>Reference was made to the letter received by Councillors Stephen Abbott &amp; John Tero from Little Paddocks Freeholders Ltd (LPF) in relation to the Ferring Neighbourhood Plan (FNP). The letter circulated to all Councillors, raises their concern about Little Paddocks being reviewed for inclusion as a conservation area. Clearly any consultation would have included LPF in the process. FPNP have requested that mention of Little Paddocks be removed from FNP.</p> <p>The Chair of Neighbourhood Plan Implementation (including 3 x CRTBO's) Committee (NPI) will reply to LPF to clarify the intent and process for review of the FPNP and forward a copy to Councillors Stephen Abbott &amp; John Tero.</p>	P.COE
6	<p><b>Matters arising from the report meeting on 17<sup>th</sup> February 2020</b></p> <ol style="list-style-type: none"> <li>1) Communication, Action 2, An initial communication to be drafted to inform the village that actions are in hand to progress the Neighbourhood Plan - Due to the resignation of Councillor Sally Crathern and the Coronavirus (covid-19) lockdown, the draft communication was not published.</li> <li>2) Due to an oversight, the Individual Working Groups were omitted from this agenda as individual items. The Working Groups to become their own agenda item at the next meeting.</li> </ol>	
7	<p><b>Neighbourhood Plan Implementation (including 3 x CRTBO's)</b> <b>Overall Update</b></p> <p>The individual Working Groups have made some progress, limited by the effects of the Coronavirus (covid-19) and updates will be given at item 9.</p> <p>The Government White Paper "Planning for the Future" (distributed to all councillors) is likely to have significant impacts on the scope, role and format of Neighbourhood Plans. The impact on implementation of proposals and CRTBOs in the current Plan is unknown at this point.</p>	
8	<p><b>Arun Local Plan 2018 review</b> – advice from ADC Councillor Roger Elkins</p> <p>It was hoped to obtain information about the Arun Local Plan 2018 review, however, in the absence of Councillor Roger Elkins, this item could not be addressed.</p> <p>It was suggested to write to Councillor Roger Elkins. Councillor Peter Coe will draft an email and forward to the Clerk.</p>	P.COE
9	<p><b>Neighbourhood Plan Review Group</b> – Councillor Peter Coe</p> <p><b>FPNP:</b> Councillor Peter Coe has updated the FPNP to present tense and made the relevant updates/changes discussed at previous meeting. Remapping of the original FPNP against National Planning Guidance, ADC and South Downs Policies and cross checking for conformity has also been completed. The intent was to issue an initial Draft, pending future addition of findings of working groups, for this meeting to allow comments to be made in the coming months. However, the publication of the Government White Paper has a direct impact on the content and position of Neighbourhood Plans.</p> <p>The Government white paper on changes to the planning system is very light on detail relating to the role and weight given to Neighbourhood Plans but clearly</p>	

sees improvements to local engagement at the planning stage to be crucial to the process. The content of future Neighbourhood plans will be expected to be along similar lines to the Local Plans. Both of which will focus on the types of development that the community wants/needs as well as defining land within the individual categories of Growth, Renewal and Protected Areas.

From a Ferring perspective, it could be argued that there is little, if any, scope for Growth areas and therefore the focus will probably be on defining local protected and renewal areas and any specific design requirements and constraints on Renewal Areas.

Policies within the current Neighbourhood Plan will most likely no longer be a requirement and compliance with National Policy will be the baseline. Current work strands are primarily focussed on identifying land that will be classed as Protected Areas.

It is therefore recommended that any formal consultation and/or publication of the revised Neighbourhood Plan should be postponed until there is clear direction on future requirements and/or interim measures. The work strands should continue to identify and develop cases for protected areas.

It was suggested to formulate a statement to update residents on the status of the FNP in the next Parish Update. Councillor Peter Coe will draft the statement for F&GP meeting on 5th October with a recommendation for Full Council approval.

P.COE

Councillor Lesley Young, on behalf of the Parish Council thanked Councillor Peter Coe for his contribution to the work completed on the FNP review so far.

### **Working Groups**

#### **CRTBO Group** *Councillor Clare Royal*

It was acknowledged that there is a time limit with CRTBO 1. There is now less than 5 years before which ground must be broken on the development of the land, if the CRTBO is to be used as the means by which the result is achieved.

Since the inception of the FNP, between 2015 – 2017, seven approaches have been made to landowners by letter in respect of potential available land for allotment space that would replace and improve the current capacity.

Unfortunately, outcomes were not successful resulting in either no response, no land available or owners not interested in considering use or sale of the land.

With the Government publishing a white paper on their vision for the future planning system and the Persimmon planning application for the Goring Gap, is there a possibility to negotiate with Persimmon to purchase a plot of land for allotments. It is felt that due to implications, that this option is unlikely.

#### **Areas of Special Character/Conservation Area Group** *Councillor John Tero*

Working with the History and Conservation Groups, primarily to review the criteria in the "Arun District Council Conservation Area Character Appraisal" to strengthen

	<p>the protection of the current conservation area and any requirement for extending the area.</p> <p>The Conservation Group and History Group met with the Principal Conservation Officer from ADC in late 2018. They toured the Conservation Area and identified a number of issues that needed to be addressed. The Conservation Officer suggested the inclusion of the War Memorial site and the shops just behind in any extension of the boundary. It was acknowledged that the village green does not need to be included as it already has protection.</p> <p>Following this, a proposal to extend the boundary of the Conservation Area was submitted to Arun in December 2018, with Parish Council approval, but nothing has progressed since then.</p> <p>The Conservation Officer from ADC has, produced a new template for approval of Conservation Areas in order to make them more robust against development.</p> <p>This template requires a considerable amount of work and the Conservation Group preferred to have a round-the-table meeting to discuss how to proceed when permissible.</p> <p>A preliminary review has established that neither Little Paddocks nor The Poplars meet the current criteria for a Conservation Area.</p> <p>In respect to Areas of Special Character, it was advised that the criteria includes a requirement that any properties must have been built prior to 1939. It therefore may be the case that Little Paddocks would not be a suitable candidate.</p> <p>It was therefore recommended that priority should be given to updating the template for the extended conservation area to tidy up the boundaries and no further action should be taken on the Poplars or Little Paddocks.</p> <p><b><u>Assets of Community Value Group</u></b> <i>Councillor Lesley Young</i> Councillor Lesley Young has identified the Village Assets of Community Value within the village which now includes the Library &amp; Cricket Pavilion.</p> <p>The provisional list has been provided to be considered for nomination and submittal to ADC for inclusion on the list of assets.</p> <p>It was acknowledged that some assets are not run by the community, however it is not essential that they are community run to be a community asset.</p>	
10	<p><b>Urgent matters arising, since the preparation of this Agenda &amp; Items to be referred to next Agenda</b></p> <p>The Government white paper 'Planning for the Future' Consultation closes on 29th October 2020 and comments are being sought on each proposal.</p> <p>Councillor Peter Coe proposed that the Chairs of NPI and Planning Committees jointly draft comments for submission to the consultation process. To be</p>	P.COE /SA

	<p>presented to F&amp;GP meeting on 5th October with a recommendation for Full Council approval.</p> <p><b>Rife Way Refuge:</b> WSCC has advised that their Contractors provisional programme currently shows them aiming to construct from the 2<sup>nd</sup> - 20<sup>th</sup> November, with trial holes (to check location of underground utilities) in advance in mid-September. It is expected that a road closure is not necessary.</p> <p><b>Crossing Shelter:</b> The order has been placed, the shelter has been constructed and ready for the powder coating. Once the date for installation is confirmed, the contractor building the base and moving the bench will be organised.</p> <p><b>North Gap Development proposal:</b> It was acknowledged that the planning application has been submitted to Worthing Borough Council and that this is an agenda item on the next Planning Committee Meeting 24<sup>th</sup> August.</p> <p>It is key to focus on our position and that FPC are opposed to any development of North and South Gap as outlined in the FNP. FPC must also consider the implication on the village, for example the impact on the infrastructure and the Rife.</p> <p>Councillor Stephen Abbott advised that all the relevant Groups have mobilised and he is meeting with them and the MP this Friday to discuss the approach to take.</p>	
11	<p><b>Next Meeting</b> – Monday 16<sup>th</sup> November 2020</p> <p>Meeting closed at 8.10pm</p>	