

ECCHINSWELL, SYDMONTON AND BISHOPS GREEN PARISH COUNCIL

Minutes of the public meeting held at Bishops Green Village Hall on

Wednesday 8th September 2021, commencing at 19.30 hours

Present: Cllrs Dain (Chair), Bayliss (Vice Chair), Stamp and Debenham.

In attendance: Sarah Jones (Clerk), Borough Councillor Izett (part), 34 members of the public.

Item		Action																																													
1	<p>Apologies Apologies were received and accepted from Cllr Coward and County Cllr Mellor.</p>																																														
2	<p>Declarations of interest All Cllrs declared their interest as they live in the parish.</p>																																														
3	<p>Minutes of previous meeting and actions arising To receive and confirm the minutes of the ordinary meeting held on 7th July 2021. All Cllrs agreed them as a true record, and they were signed by the Chair.</p>																																														
4	<p>Financial Reports and Payments The clerk circulated the report prior to the meeting, including August payments as there was no August meeting.</p> <p>The following payments were agreed:</p> <p>Electronic payments made in August:</p> <table data-bbox="300 907 1276 1108"> <tr> <td>S Jones</td> <td>Clerk's salary (July)</td> <td>£599.77</td> </tr> <tr> <td>S Jones</td> <td>Clerk's expenses (July)</td> <td>£ 7.99</td> </tr> <tr> <td>D McClelland</td> <td>Litter warden – (July)</td> <td>£178.20</td> </tr> <tr> <td>R Wherry</td> <td>Litter warden - (July)</td> <td>£114.16</td> </tr> <tr> <td colspan="2">HMRC PAYE – RW, DM, SJ</td> <td>£ 31.40</td> </tr> <tr> <td>Premier Grounds</td> <td>Village maintenance</td> <td>£483.60</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td>£1,415.12</td> </tr> </table> <p>Electronic payments made this month:</p> <table data-bbox="300 1276 1276 1512"> <tr> <td>S Jones</td> <td>Clerk's salary (August)</td> <td>£599.77</td> </tr> <tr> <td>S Jones</td> <td>Clerk's expenses (August)</td> <td>£0.00</td> </tr> <tr> <td>D McClelland</td> <td>Litter warden – (August)</td> <td>£178.20</td> </tr> <tr> <td>R Wherry</td> <td>Litter warden - (August)</td> <td>£113.96</td> </tr> <tr> <td colspan="2">HMRC PAYE – RW, DM, SJ</td> <td>£31.60</td> </tr> <tr> <td>Business Stream</td> <td>Allotment water</td> <td>£40.18</td> </tr> <tr> <td>Premier Grounds</td> <td>Village maintenance</td> <td>£483.60</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total</td> <td>£1,447.31</td> </tr> </table>	S Jones	Clerk's salary (July)	£599.77	S Jones	Clerk's expenses (July)	£ 7.99	D McClelland	Litter warden – (July)	£178.20	R Wherry	Litter warden - (July)	£114.16	HMRC PAYE – RW, DM, SJ		£ 31.40	Premier Grounds	Village maintenance	£483.60	Total		£1,415.12	S Jones	Clerk's salary (August)	£599.77	S Jones	Clerk's expenses (August)	£0.00	D McClelland	Litter warden – (August)	£178.20	R Wherry	Litter warden - (August)	£113.96	HMRC PAYE – RW, DM, SJ		£31.60	Business Stream	Allotment water	£40.18	Premier Grounds	Village maintenance	£483.60	Total		£1,447.31	
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5	<p>Parish Council items to be addressed:</p> <p>The clerk confirmed the relevant paperwork has been sent back to BDBC and the work to paint more white lines and 'slow' signs throughout the parish at pre-agreed places, will commence shortly.</p> <p>The Newbury Neighbourhood Plan has been circulated and seen by all Cllrs; there are no comments or questions relating to this.</p> <p>Cllr Dain advised that the ESG Neighbourhood Plan have engaged a consultant, O'Neill Homer.</p> <p>Cllr Dain will write the report for News from the Villages this month.</p>																																														

6 **Catesby Estates' proposal for development in Bishops Green: Introduction by Cllr Dain**

Cllr Dain opened the meeting by thanking everyone for coming and advising the plan for the next hour:

- Understand the information from Catesby
- Suggestions on how to respond
- Opportunity to ask questions and make comments

Understanding the information presented on the Catesby Estates website:

- Catesby Estates is a land promoter. If they get Outline Planning Permission the land will be sold to one or more developers who will then go for detailed planning consent. Developer plans for a site are often very different to Outline Planning as they seek to maximise returns.
- The consultation document uses the word COULD a great deal. There are no commitments and no guarantees.
- The consultation document says that funding for key infrastructure such as schools, health facilities and roads will be paid by this development by payment of the Community Infrastructure Levy (CIL). They suggest that the project - likely to be worth more than £100 million – will generate £3.5 million in CIL. This money goes to Basingstoke and Deane Borough Council whose policy commits ~80% to wider borough projects.
- The consultation says that the PC will get 15% or about £500,000 to spend. This sounds a lot but will not buy anything substantial like a medical/dental hub or a larger shop.
- The consultation includes a survey which Catesby Estates may use to support their application. There are options for “take the survey” and “have your say”.

Borough Cllr Izett took some time at this point to explain the Local Plan and that BDBC have a shortfall on their allocated housing targets; there are 2 large developments that have been delayed and this is part of the issue. However, BDBC will listen to the views of the public. BDBC has no current plans for development in our parish and they can only become involved once a planning application has been received. Cllr Izett himself advised he will do all he can to resist this development.

Cllr Izett further explained that legislation is now in the presumption of sustained development which is why speculative planning developments such as this can arise. BDBC will have the first decision regarding the planning application. If the plan is rejected by BDBC then Catesby Estates can take it to appeal. Cllr Izett advised the weight of public opinion needs to get behind rejecting this application – at present, as this has not gone to BDBC as a planning application, objections need to be sent directly to Catesby Estates, not to BDBC.

Cllr Dain continued:

Suggestions on how to respond to the consultation so your opinion cannot be misrepresented.

- We suggest you complete the HAVE YOUR SAY link or send an email to info@catesbyestates.co.uk. Use your own words to say what you want to say.
- We advise you NOT to complete “take the survey” because most of the questions are not about the proposed development. They are about community vision and imply that the Catesby Estates proposal is the only option. The final question defaults to 100% support for the Catesby Estates proposal and does not give a fair alternative at the other end of the scale.

	<p>The Parish Council View</p> <ul style="list-style-type: none"> • From the consultation last December, we heard near unanimous objections from residents to this proposed development and we have lobbied accordingly. • We as a Parish Council do not support the updated proposal by Catesby Estates because it would create a large cluster of dense, unsustainable housing in a rural area while making no hard commitment to address either sustainability or significant climate and environment impacts. The proposal is also directly contrary to existing and emerging planning policy for rural settlements in the borough. <p>Open Debate</p> <p>Cllr Dain then opened the floor and asked members of the public to raise questions or comments.</p>	
7	<p>Open session for residents' comments</p> <p>The floor was opened up to residents and the following points were raised:</p> <ul style="list-style-type: none"> • Would the parish council consider bringing in, and paying for, a professional person/body to help fight this? The PC does have some funds available and have access to planning professionals for more informal guidance as needed. • A resident asked Cllr Izett if the housing supply shortage was the biggest problem in this? Cllr Izett responded no, it is not the weakest issue but does 'open the door' to companies like Catesby Estates, but the site itself is not ideal for numerous other reasons. • Residents discussed that at least 1/3 of the area is a flood plain. These areas will not be able to be built on which may mean there are some green spaces left but also means there is less land to build this huge number of houses. Building over green space could also cause worse flooding further down the Enborne valley. • Highways and traffic were discussed at length and raised by a number of residents, all of whom were extremely concerned about the many issues arising from the roads. Speeding, dangerous driving, lack of footpaths, were all raised as serious points of concern and are already problematic within the parish. • A resident pointed out there is an average of 2.4 cars per household so this development could potentially result in an extra 1000 cars on the small roads in the parish. These statistics, along with traffic movement numbers, are extremely concerning. Cllr Dain reiterated independent emails or specific comments need to be sent in, as the Catesby Estate survey does not address any of these issues. • Local schools would be unable to cope with the influx of children to the area. Education provision would be very detrimentally affected. • Catesby Estates have completely ignored the reaction from the December public meeting which was overwhelmingly negative with the vast majority within the parish against such a development. • A residents' group has been set up for people to air their views; contact details have been circulated. • The Catesby Estates questionnaire was mentioned by numerous people at the meeting and words such as 'devious', 'tactical', 'ignoring public opinion' were used. • A show of hands at the meeting showed all but 2 attendees were against the development; the 2 abstained from voting. There was no-one in support of the project. • Petitions don't have the same effect as individual emails, so personal emails were recommended by Cllrs. 	

	<ul style="list-style-type: none"> • The message needs to be spread around the community and Catesby Estates need to be sure they will have strong opposition to this development should they proceed. • It was again suggested to employ help with this from a planning consultant and a traffic consultant. This will be investigated. 	
8	<p>Closing remarks by PC Chair and Borough Cllr</p> <p>Cllr Dain thanked the members of the public for attending and for their input. Progress needs to be made by individuals and the parish council sending responses to Catesby Estates, so they are very clear on the depth of feeling against this proposal and the reasons why.</p> <p>Cllr Dain reminded those attending that the ES&BG Neighbourhood Plan is being set up so residents get a say in what they do want, not to fight against what they don't want. To have your say in this attend the consultation meetings on September 24th and 25th.</p>	
13	<p>Date of next meeting:</p> <p>Wednesday 13th October 2021 at 7.30pm at Ecchinswell Village Hall.</p> <p>There being no further business, the meeting closed at 8.45pm.</p>	