1. Minutes of Stoke Ferry NPWG meeting 3.11.2020, held via zoom

Present: AH, BH, CL, SL, AL, JMcN, SMcN, TM

1. Apologies:AC
2. Minutes of previous meeting agreed and signed off
3. Grants and funding: AH gave an update on grants and funding completion and progress: form for design codes funding needs to be completed again. It will duplicate work previously done but is required by the grants system. JMcN ro send original copy to AH for reference and AH will complete the design codes funding form.
4. Housing Needs Assessment: AH has been in contact with Amani (AECOM) regarding the HNA report (ref emails of 27.11.2020 and 28.11.2020. Final HNA report awaited.
5. Design codes update: covid19 secure ways of consulting with public were discussed. RL’s advice (email of 3.11.2020) regarding regulation 14 and methods of engaging the public for their comments (not a survey) was discussed and agreed that online posting etc be pursued - with bullet point presentation for public to comment on - online - to enable engagement and interest of the public in addition to the draft policy document and HNA detailed information.
6. COVID impact on future consultation: please see item 5 above
7. Neighbourhood Plan Policy Ideas version 1: AL screen-shared the draft policy constructed at the October workshop. The sections were discussed, amended or added and agreed as outlined below:

Stoke Ferry “will continue to be an attractive place”

SF1:

the Victorian graveyard is privately owned and not used by the community. It is a green space and should be linked with All Saints Church. The phrasing agreed as “church, church graveyard and Victorian cemetery”

Exceptions when facility/facilities are non-viable - support change of use if supportive for village.

SF2:

The post office added to list.

Outdoor recreation added to list of new/improved facilities.

New facilities to take into account the needs of the community.

N.B. land has already been allocated for cemetery extension

SF3:

Using info from HNA.

Before objective 2 - need a statement that NOT allocating new sites for development over WNKL planning policy because of existing number of houses that have already have planning permission. Nil above the existing borough plan.

SF4:

AECOM diagnostics meeting

Definitions of what constitutes self build housing and custom build housing to be added for clarification.

SF5:

MIll and mill depot sites added.

Site adjacent to village hall added to derelict sites.

Sites mentioned are in conservation area.

SF6:

Developments ought to protect/enhance setting of listed buildings.

As a possible project - conservation area(s) needs review.

Listed buildings on mill owned site - Cobbles, Crown House, Bayfield, the Hall.

Street furniture - minimise visual clutter/detractors.

SF7:

Agreed to include NDHA policy.

Buckenham Drive and The Hollow to be considered for inclusion as NDHA

Ask for public comments re nominations. N.B. there is a template of criteria for inclusion as a NDHA.

SF8:

Strategic gap from villages of Whittington and Wretton.

Whittington parish includes area near bridge up to village road sign - supporting text to clarify.

Wretton “and to reduce impact of further ribbon development along Wretton Road”

Fields on either side of Furlong Road - list under protected views and tree belt biodiversity.

School Lane - biodiversity of tree belts

SF9:

Aim for protecting historic routes - droves - can name these from LCA.

Walking and cycling routes - aim to work with neighbouring parishes.

SF10:

Village Hall car park must be mentioned.

SF11:

Areas of local flooding - to identify and to ask public comments on which areas are affected.

SF12:

OK as is

SF13:

List of views to be protected N.B. must be public viewpoints -

View looking towards village from Furlong Drove east and west

View from Oxborough Rd (north of A134 bypass)

View from Boughton Rd looking east

Views toward village from Wretton

View from Lynn Rd towards Wretton

Photos to be taken of relevant views

SF14:

Tree belts are a key feature - eg School Lane, Furlong Drove

Important to mention contribution of hedgerows and gardens to wildlife.

SF15:

Walls can be added to list of green spaces.

All Saints graveyard to include walls

land/woodland owned by charity/trust

Wall on Furlong Rd

Wall by Village Hall

Old walled garden walls of the Hall

Road behind Dukes Head leading down to Victorian graveyard

Victorian graveyard

Cemetery on Furlong Drove (plus allocated land for extension)

The Common - N.B. boundary needs defining

Playing field (unless protected for recreational use under local plan)

SF16:

OK as is.

SF17:

All “in principle”

SF18:

Digital provision to be added.

AL will work on the policy document.

1. Website updates:
2. AH will review details on SFPC site
3. JMcN will notify re NPWG
4. JMcN will add notice re NPWG website to PC noticeboard
5. AH will liaise with Donna Stocking re SF community page on Facebook

9. AOB

Nil

10. DONM 24.11.2020 7pm via Zoom

* To look at policy wording (AL will send out policy document two weeks pre meeting) with an aim to publish document after Christmas.