

Emberton Neighbourhood Plan Steering Group
(A committee of Emberton Parish Council)
Minutes of Meeting held at The Pavilion
on Tuesday 30th November 2021 at 7pm

Present: Jason Bevan - Chairman
Fred Markland – Vice Chairman
Melanie Duncan
Colin Jamieson
Harry White
Chris Akrill

Karen Goss – Clerk

1. **Introductions and Apologies for Absence** – Apologies for absence were received from Virginia Tierney.
2. **Declarations of Interest in items on the agenda** – Fred Markland Declared an Interest in item 4 as the applicant of a Call for sites put forward. Melanie Duncan Declared an Interest in item 4 as a friend of an applicant that had put forward a Call for sites.
3. **To approve the Minutes of the Meeting held on the 26th October 2021** – The Minutes of the previous Meeting held on the 26th October 2021 were agreed and signed by the Chairman.
4. **Call for Sites – applications put forward and previous applications.** It was noted that six Call for site applications had been forward as follows:

Land at 2 Harvey Drive – Fred explained that the site put forward would be suitable for two units; either a 2 and 3 bedroomed property or 2 x 3 bedroomed properties. The site was put forward on the basis that there was an existing access and the site was originally intended for 5 properties with only 3 being built. These units would not be affordable. Fred commented that in order to provide affordable housing, the development should be in close proximity to shops, health care, schools, public transport and employment and the village did not offer these. Chris responded that two and three bedroomed properties were more at the end of the affordable scale.

Land to the south side of West Lane – Harry commented that access to the site would be via a single-track road. It was noted that there had recently been 3 additional properties built that now had access over West Lane. A discussion took place regarding what the site would bring the village in terms of additional cemetery space for the Church and parking for Church events.

It was noted that highways had objected to sites in West Lane that had been put forward for the last submission. Chris stated that West Lane was traffic sensitive

and that this site was too large for 2-4 houses and could take up to 15 properties, opening up the possibility of further development. It was noted that an extension to the graveyard and a car park for the village could be brought into the plan.

Acorn (MK) Nurseries – Harry commented that the parish council recently voted against the planning application for Acorn (MK) Nurseries for 41 properties but there seemed to be more support for it rather than against it. Melanie responded that it was against several policies and the objective was to protect the open countryside. Chris stated at the initial consultation when the site was put forward, there were a lot of objections to it and there was zero support for it. It was noted that the initial questionnaires showed that residents were more in support of between 10 and 11 houses. Jason commented that there was now no school or shops and no infrastructure. It was noted that when the site came forward, it was first considered for 10-15 units and now it was 41.

Redundant stable blocks and livestock shelter at Dove Cottage, Petsoe End – Chris stated that Petsoe End was not in the settlement boundary so anything that was developed would be in the open countryside. There were exceptions to this through the development of farm buildings but they needed to be of substantial build. The stable block would probably fit into this category but not the livestock shelter.

Field adjacent to the Church, West Lane – Melanie asked if this site needed to be protected as a green open space. It was felt that the site would be more suitable for cemetery space and it was noted that space for cemeteries demanded a high price. It was agreed that Colin would speak to the Sapwells regarding this. **Action: CJ**

34 Gravel Walk – It was noted that the site had come forward twice previously. Fred commented that historically the site at the end of Gravel Walk had never been completed.

5. **Next steps** – Chris to collate all the call for sites applications for the next meeting. **Action: CA.** Colin to speak to the Pibworths and Sapwells. **Action: CJ.** Chris to make enquiries regarding cost of cemetery land. **Action: CA**
6. **Any other business – grant application.** This is on-going.
7. **Date of next meeting** – The next meeting will be held on Tuesday 14th December at 7pm.

The meeting closed at 8.45pm