

Felsted Neighbourhood Plan Review Group
Thursday 19th September 2024, 5:45 pm. URC Hall
Minutes (Meeting 9)

Present:

Roy RAMM (RR CHAIRMAN), Richard FREEMAN(RF), Brian POPE(BP), David COHEN(DC), (MM), Roy MITCHELL(RM). Nick ARMON-JONES (NAJ), Mary-Ann DUNN(MA), John MOORE(JM)

1. Apologies for Absence:

Hywel JONES, David ANDREWS, Kevin FARROW, Mike MASTER.

2. Declaration of Interest:

None.

3. Minutes of Last Meeting:

Dated 22nd August 2024 (Meeting 8) approved.

4. Matters Arising (not on Agenda):

None

5. Site Selection:

RR confirmed that negotiations were continuing with the owners of three sites which could provide 74 new homes together with a possible site for a new Village Shop and Post Office. As this was insufficient to meet the allocation set by UDC there was a discussion about sites that could make up the shortfall. It was noted that one of the existing proposed sites could be expanded to accommodate this shortfall and, in view of its other apparent attributes, it was agreed to consult the agent for the landowners to invite them to contact ECC Highways and establish their assessment of the suitability of the site for a larger development.

6. Revised Text:

RR & RF reported, following discussions with RCCE, they were meeting the Hatfield Peverel Steering Group (who were more advanced with the revision of their Neighbourhood Plan) to understand how to prepare an updated Plan rather than a completely new document. RR reported that someone in the Planning Dept. at UDC had offered professional advice to review the revised text to ensure it complied with relevant regulations. BP enquired whether completion of the revised Neighbourhood Plan should be delayed pending approval of the UDC Local Plan. RR replied that, because the UDC Local Plan had been approved by that Council, we should progress the revised Felsted Neighbourhood Plan to "Regulation 14 status" early in 2025 as this should give the parish the greatest protection from speculative development.

7. UDC Support:

RR reported that discussions were ongoing with the NHS regarding the proposed new building for the doctors' surgery and that a further meeting was to be held with UDC.

8. Traffic Survey:

RF confirmed that although the Traffic Survey along Station Road had been completed, ECC Highways report was still awaited.

9. Treasurers Report

Nothing to report.

10. Any Other Business:

NAJ was concerned that many Felsted residents were unaware of the Steering Group's work and remained critical of the extent of the housing development in and around Felsted. It was agreed that a bulletin be prepared, including a map showing the boundaries of the parish, for publication on the Felsted PC website.

11. Date of Next Meeting

Thursday 24th October 2024 at UDC 17.45