

## Felsted Neighbourhood Plan Review Group

Thursday 18<sup>th</sup> December 2024, 5.45. URC Hall

### Minutes (Meeting 12)

#### Present:

Roy RAMM (RR) Chairman, Richard FREEMAN (RF), Mike MASTER (MM), Roy MITCHELL (RM), Nick ARMON-JONES (NAJ), Mary-Ann DUNN (MA), John MOORE (JM), David ANDREWS (DA), Brian POPE (BP), Kevin FARROW (KF), David COHEN(DC).

1. **Apologies for Absence:**

Hywel JONES (HJ),

2. **Declaration of Interest:**

None.

3. **Minutes of Last Meeting:**

Dated 14<sup>th</sup> November 2024 (Meeting 11) were approved.

4. **Matters Arising (not on Agenda)**

None.

5. **Site Selection:**

Site 1: RR & RF had a further meeting with Peter Lock at UDC and he agreed, in principle, to mitigate the required percentage of affordable homes in order that 6 homes be built (2 three-bed homes and 4 two-bed homes) and transferred to a Felsted Land Trust as part of the proposed development. RR has written to the agent for the landowners, to establish their approval for this proposal. It was noted that the landowners also needed to obtain written approval from ECC Highways regarding the suitability of the proposed access to the site.

**Action:** RR will draft a policy regarding this site to be added to the Revised NP for approval from our Planning Consultant.

Site 2: The developer has confirmed their support for the construction of 17 new smaller homes plus space for the possible construction of new village shop with car parking spaces and access for delivery lorries. RR has advised the proposed developer to apply for planning permission now as the PC would support it ahead of the Revised NP being finally made.

RR reported that he had been formally approached by agents of a builder who proposed a development of 100 new homes on a site previously disregarded by the FNPSG, following the earlier consultation process.

**Action:** The Group agreed that the approach should be rejected and asked that RR advise the agents of our decision. RF added that the builder may still choose to make an outline Planning Application anyway.

### **Community Land Trust:**

RR reported that a meeting had been held with a representative RCCE who agreed to attend a future NP Review meeting to explain the fundamentals of Social Housing.

#### **6. Designated Local Green Spaces:**

BP had nothing to report. RF advised that regrettably no volunteers came forward despite recent publicity by the PC. DC agreed to join JM and BP on the subcommittee.

#### **7. Revised Text:**

RR advised that he had delayed publishing the revision because it had been dependent on the outcome of recent and ongoing meetings, however, he will now prepare his draft and circulate it, via Dropbox, for comment by the Group to.

**Action:** RR to circulate

#### **8. Traffic Survey:**

No further update

#### **9. Treasurers Report:**

No expenditure. The Treasurer, BP, requested a volunteer to be second signatory for the future. NAJ agreed to volunteer.

#### **10. Any Other Business:**

Regarding recent Government Announcements raising the new national housing targets, it is understood UDC will be protected from increasing their future new housing quota because the UDC NP had technically entered Regulation 19 before the new announcement.

#### **11. Date of Next Meeting:**

(Revised) Thursday 2nd January 2025

Meeting closed 1915