

Felsted Neighbourhood Plan Review Group

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Thursday 14th November 2024, 5.45. URC Hall

Minutes (Meeting 11)

Present:

Roy RAMM (RR) Chairman, Richard FREEMAN (RF), Mike MASTER (MM), Roy MITCHELL (RM), Nick ARMON-JONES (NAJ), Mary-Ann DUNN (MD), John MOORE (JM), David ANDREWS (DA), Hywel JONES (HJ), Brian POPE (BP).

1. **Apologies for Absence:**

Kevin FARROW (KF), David COEN(DC).

2. **Declaration of Interest:**

None.

3. **Minutes of Last Meeting:**

Dated 24th October 2024 (Meeting 10) were approved.

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

None.

5. **Site Selection:**

Site 1: Potential for up to 80 homes. The Agent for the landowners, has met with access consultant and ECC Highways. In principle ECC have no objections regarding the proposed access to the site. They will complete a full survey, if the development moves forward. The development may be in two phases, with the possibility of including both Affordable and Social Housing, the latter to be donated to the Felsted Community Trust.

Site 2: The developer has confirmed interest in the construction of 17 smaller homes plus space to be owned by the Felsted Trust for the possible relocation and construction of a new village shop / Post Office, to include car parking spaces and access for delivery lorries. The developer will also consider the request of the Primary School and Parish Council for the erection of better fencing to safely secure the new car park/ playing area.

RM asked if the new shop could be located on Site 1 since it was closer to the heart of the Village. RR said that Site 2 would be the preference of any shop franchise (EG: Spa, Tesco) because of its location at the front of the site by the main road would attract passing traffic as well as serving Felsted residents. RF added that this was preparation/contingency for a possible future project. There are no current plans to move the existing shop.

(RR/RF have since also discussed this (RM) option with the current shop proprietor who confirmed the advantages of the Site 2 location.)

6. **Designated Green Spaces:**

BP confirmed he would lead this project group which will complement the updated NP, JM agreed to support. Meanwhile, the project has been promoted in the latest edition of FOCUS magazine and on Facebook with residents have invited to apply to the FPC Clerk if they were interested in joining the working group.

7. **Revised Text:**

RR advised that he had delayed publishing the revision to the Review Group (RG) because it had been dependent on the outcome of recent and ongoing meetings. He will now prepare a first draft, and circulate it via Dropbox, for the Group to review and approve. RR agreed to meet with HJ to discuss a few amendments he proposed.

8. **UDC Support:**

RR reported that, following recent meetings with Uttlesford DC (including the CEO Peter Holt and Planning Officials) resolved several misunderstandings and UDC was now fully supportive of the original NP in relation to the ownership of the new surgery. However, RR reported that, although construction of the new Health Centre / Surgery was beginning in early 2025, the ICB (who would fund the rent of the new surgery for the GP Practice) was still arguing about the ownership and rent of the building by the community and making negative comments. One comment included the proposal to stop the GPs moving to the new premises and instead to refurbish the existing surgery which appeared to be against the wishes of the GP partners. (Highlighted in a recent News report on PC website). The local MP, James Cleverly, was now involved in seeking a sensible solution to the situation.

9. **Traffic Survey:**

RF reported that, although the survey had been completed, ECC Highway proposals were still awaited. ECC Highways have indicated that these may not materialise until the next financial year in spring 2025.

10. **Treasurers Report:**

Nothing to report.

11. **Any Other Business:**

RR reported that agents for a landowner had approached the PC to discuss a potential site for development and a meeting is to be held. However, since this potential site had not been identified prior to the meeting, if it had already been considered and rejected by the Review, it was unlikely to progress.

NAJ enquired whether the 40MPH speed limit past the access to the Sunnybrook site and adjacent to the primary school should be reduced to 30MPH. RF reported that ECC Highways had previously been approached but would not consider any change, at present.

12. **Date of Next Meeting:**

Wednesday 18th December 2024

Meeting closed 19.00.