**RYBURGH NEIGHBOURHOOD DEVELOPMENT PLAN**

**WORKING GROUP MEETING**

**14th November 2017**

**MINUTES**

Present : Andrew Purdy, Graham Taylor, Algy Williams, Ian Wilson, Mike Rundle, Hugh Lanham.

Apologies: Chris Hobson

**Item 1 Introductions and apologies**

Chris had written to give his apologies for non-attendance. Andrew presented the meeting with an Agenda.

**Item 2 Recap of last meeting, minutes and actions arising**

The minutes of the last meeting were accepted. Mike reported that he had written to the “major stakeholders” as agreed (27.10.17). To date he had received no responses. The invitation to organisations that may be interested in offering advice or taking some welcome initiative in support had not yet been sent. A draft letter is with Andrew for approval. A leaflet for distribution throughout the parish has been prepared and very generously printed by the Maltings through Graham.

**Item 3 Meeting with NNDC 3rd November**

Members of the Group had all received a copy of the notes of the meeting of 3rd November. They were discussed. It was recognised that we now enter the difficult territory of separating from the communities wish list those items that are aspirations but which cannot be addressed by planning policies, and those items that can, and the form of such policies, and obtaining the communities enthusiasm for the technical wording used for such policies. By way of example Mike referred to a model policy for Conservation, Protection and Enhancement of Natural Features produced by the Woodland Trust. (<https://www.woodlandtrust.org.uk/mediafile/100097698/model-local-plan-policies.pdf>)

*Traffic Safety* was discussed. It was recognised that this is within the control of the Norfolk County Council Highways department and that planning policies have limited application. Nevertheless it was agreed that contact with Highways should be made. Graham indicated that traffic calming measures (such as pinch points) would have the support of the Maltings. The parish council would be asked to raise the subject with Highways anew. School Buses and children were a particular concern.

*Footpaths and Access to the Countryside* were discussed. It was pointed out that route via the Fuel Allotment and disused railway line to Fakenham involved several owners one of which is the railway enthusiasts who have recently acquired ownership of the bridge over the Wensum. Subject to this complication Algy indicated that Sennowe agreed in principle to the creation of the cycleway to Fakenham and of the path from the village to the bus stop on the A1067, but that the details of the construction of the paths, their exact route, their maintenance and insurance would need to be settled. Sennowe could not see a satisfactory route for a footpath between Great and Little Ryburgh at present but were open to suggestion. Algy said that any representations that the Group may make to the Sennowe estate will absolutely be listened to. Ian will take the subject of footpaths up at the next Parish Council meeting, to take matters further. Mike was asked to make contact with Zoe Tebutt to discuss footpaths further and what planning policies it may be appropriate for the Group to consider.

A letter from Bill Jordan (Pensthorpe) dated 6.11.17 was read and discussed and Mike was asked to reply and request a meeting with Bill to discuss his concerns.

*Protection of Landscape* was discussed. Contact with Paul Ryan, NNDC’s conservation officer was agreed to explore what planning policies may be possible.

*Suppression of noise and light pollution* was discussed and the importance of planning policies addressing these was agreed.

*The protection of the environment* was considered and it was agreed the requirement for an EIA for all new development exceeding a minimum square meterage would be a desirable planning policy. The protection of trees was considered and it was accepted that some individual trees are important to the village landscape and that the planting of trees for future generations is important but no way forward in terms of a planning policy was agreed. Mike will make contact with the NNDC TPO officer and report back to the Group on what may be possible.

*Archaeology* was considered. It was agreed that in the historic areas of the parish there should be no development without a prior investigative dig and perhaps even a prohibition on building. No conclusions were reached as to planning policies. Advice will be sought from NCC.

**Item 4 Public Meeting 22nd November**

Mike was asked to prepare a summary of all the suggestions contained in the submissions to date, to be given to those attending with a request that they tick those they support, add any new suggestions they or their friends may have and return the paper to the shop. Graham will arrange for printing if the summary is with him by Monday morning.

The flyers for the public meeting were divided for putting in letterboxes – Ian will do the houses from the shop to the end of the village on the shop side of the road. Mike will do the houses from the shop to the end of the village on the opposite side of the road. Andrew will do the whole village to the East of the shop. Graham will do Little Ryburgh. Algy will do Westwood Lane.

Mike and Chris will prepare a summary of possible planning policies by reference to the main issues identified in the Review of Submissions, for the public meeting.

**Item 5 Next Steps**

There was discussion about the Group’s role in relation to the aspirations identified in the submissions and how those aspirations could be taken forward. It was agreed that an aspiration wish list could be a supplement of the NDP and that perhaps aspirations could be addressed through S106 Agreements as a condition of major developments in the village. Some agency will be needed to successfully put aspirations into effect, possibly by sub-committee of the Parish Council, possibly by assistance from RVAG or RWG or from some new body formed for the purpose.

Hugh pointed out that there is an aquifer under the village and that the Group should consider what planning policies might be appropriate for its protection.

It was agreed that the village should be encouraged to make further submissions.

**Item 6 Other Business -** None

**Item 7 Dates of future meetings.** the next meeting of the Working Group will be at the Maltings Board Room at 7.30pm on Tuesday 12th December.