

Minutes of Ixworth & Ixworth Thorpe Neighbourhood Plan Working Group Meeting held on Wednesday 5th August 2020 at 7.30pm (Via Zoom)

Documents Previously Distributed to Members

Previous Minutes

School Numbers & Original and new school numbers had not been distributed to the Clerk to pass to all members

Present – Ben Birrell (Chairman), Stephen Mann (Vice Chairman), Neil Phillips, John Rowe, Terry Lilley & Michael Jones

Also present– Mandy Adlington (Clerk)

1. Apologies for Absence

Apologies were received from Nick Laughton.

2. Approve Minutes of Previous Meetings

It was agreed by all present that the Chairman sign the minutes as a true record of the meeting, held virtually, on 22nd July 2020.

3. Matters Arising

Stephen informed members that he has rewritten and modified the school section in draft plan 2b. Stephen had forwarded the alterations to Chris Bowden to make corrections to the plan. The option of a youth club was now in the alters section. Members requested that Stephen forward to alterations to all members to view.

4. Chairman's Report

The Chairman stated it had been a quiet week. Chris Bowden's was currently on holiday. However, he had contacted two surveyors for initial advice on helping with future discussions with developers. Initial quotes had come in around £1000 but to get a more accurate quote a specification needed to be completed as to what the group wanted them to assist with.

The Chairman reported that to assist moving the plan along, he and Stephen were meeting with Nick Cross from the Landridge and Dairy Farm Development. The meeting was being held following morning (6th August) to ascertain further what the development would likely offer the Parish if the Landridge and Dairy Farm developments were included within the plan. The Chairman stated he would write a report for all members prior to the next meeting.

Stephen reported to members that he had met with Cameron Clow from Suffolk County Council (SCC) on school numbers and how they would or could be affected by the various developments. Unfortunately, the various reports and numbers did not add up to assist in deciding on which development would bring what. It is a possibility that temporary classrooms would be added at the primary school rather than a new school.

Unfortunately, as the report had not been distributed previously it was felt that not a lot further discussion could be held on this matter. Stephen stated he would pass to all members.

5. To Chris Bowden's Options (considering report on school numbers)

After a small discussion, the group still felt that option 2 below was still the favoured option. However, as the Chairman has stated the final decision should be the residents of the Parish after a further consultation.

Option 1: Only allocate the land at the Cyder House

It was felt by all that only allocating this site, as it is only a small development, would only have a small impact on the Parish. Any financial benefit from this development would have little impact on the infrastructure of the Parish.

Option 2: Allocate both the land at the Cyder House and the land at the Langridge and at Dairy Farm

Option 2 was discussed for quite some time and it was felt by the group that this could be the best possible option for the Parish. It was agreed that further information was required from the developer. It was agreed that as most of the group were not qualified in discussing possible infrastructure that could be delivered from a larger development with the developer, then either Chris Bowden, or an independent specialist advisor to attend any further talks.

Any further suggestions of infrastructure that could possibly be delivered by the developer still needed to be put to residents in a consultation to ascertain if residents would be willing to accept the increased number of houses in return for more infrastructure.

Option 3: Allocate the land at the Cyder House and just the land at the Langridge

It was agreed that this was not one of the preferred options, but this option would be put before the next public consultation.

Option 4: Allocate the land at the Cyder House and hold the land at the Langridge and at Dairy Farm as a reserve site

It was agreed that this was not one of the preferred options, but this option would be put before the next public consultation.

It was agreed to discuss item 8 (persimmon) at this point.

8. Discuss Persimmon Development (moved up the agenda)

The Chairman reported that Persimmon had withdrawn the current planning application for the first section of the Crown Lane Development (next to the Cemetery).

A discussion was held about implications of Persimmon withdrawing their current application. It was agreed that Ben would contact Marcus Hopkins, the Chairman of By-Pass Farms, to re-open discussions on this section of land. The section for development at Crown Land is already a site allocated with West Suffolk's Rural Plan 2031.

6. Report on Means of Public Consultation

It was agreed once again that a public consultation was required before the decision on which site allocations would be included in the final draft.

The following were suggestions on how a consultation could be held with current and continuing Covid-19 restrictions;

- Leaflet drop

- Appointment system for consultation in Village Hall – Surfaces and equipment could then be cleaned between each appointment and social distancing could also be observed
- Comments via email
- Ixworth Magazine – full list of options requesting comments
- Website & Facebook advertising
- Possible boxes within shop, library and surgery for residents to post comments

Further consideration on these options would be discussed at a future meeting when a date for the consultation is agreed.

It was also agreed to speak with WSDC to see if they had any suggestions for consultations during the Covid-19 restrictions.

The Chairman stressed that even though all wanted the plan put forward ready for a referendum next May the residents, and their opinions were paramount.

7. Review of Timetable & Actions

Suggested new timetable; (altered as necessary)

- Recruit Specialist (Speak with Nick & Chris)
- Arrange meeting with By-Pass Farms
- Developer Meeting – Arrange a meeting after meeting on 19.08.2020
- Report to the Parish council (12th August 20)
- Public Consultation (when possible)(date to be decided)
- Write next draft – possibly final draft
- Draft to go to PC for approval
- To be given to West Suffolk

9. Any Other Business

Michael reminded members that he was the main lead in trying to bring back youth facilities to Ixworth. Michael reported he was currently in talks with SET to use their building to have a dedicated youth club. It was agreed that with a growing village the youths of the village deserved facilities dedicated to them, somewhere to go to meet rather than hanging around the village, possibility causing trouble.

All felt this was an important issue to be included within the plan.

10. Confirm Date of the Next Meeting

It was confirmed the next meeting would be held on Wednesday 19th August at 7.30pm via Zoom.

With no further business the meeting closed at 8.25pm

Actions

Look into a specialist to attend future discussions with Landridge Developers	
Speak with Nick and Chris Bowden	Ben
Arrange a meeting with Marcus Hopkins	Ben
Arrange a meeting with the developers of the Landridge site after the next meeting when the possibility of a specialist attending will be decided.	Clerk
Meeting to discuss school options further	Stephen & John
Discussion on Housing Needs Survey to take back to PC on their agenda	Clerk
Distribute reports not included in tonight's meeting	Stephen