



Buckland & Chipping Parish Council

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MINUTES OF BUCKLAND & CHIPPING PARISH COUNCIL EXTRA ORDINARY BCA NEIGHBOURHOOD PLAN MEETING, No. 265 Monday 5 October 2015 at 8pm in The Manor House, Buntingford

PRESENT: Cllr Jeff Kenyon, Chairman (JK); Cllr Teresa Harrington (TH); Cllr Jeff Jones (JJ);
Cllr Jason Noy (JN); Cllr Mell Trewin (TM)

- Members of the public: None
- Clerk: Colin Marks, Clerk to Buckland & Chipping Parish Council

The Chairman welcomed everyone to the Extra Ordinary Parish Council Meeting and opened the meeting at 8pm

ACTION

265.01 Apologies for absence

1. Councillors: All present
2. Other apologies: None

265.02 Declarations of Interests: None

265.03 To consider the draft Buntingford Community Area Neighbourhood Plan in respect of Buckland and Chipping

It was agreed at the outset of the meeting that care would be taken to ensure all comments submitted to the Neighbourhood Plan Team would be based on and reflect the known views and responses made by Buckland & Chipping parishioners.

Councillors worked through the consultation document and considered a list of possible amendments and comments that had been helpfully provided by Cllr Jones. Each point was systematically and fully debated and agreement reached before moving to the next point.

General comments about the draft document

There appeared to be no group category for the villages in the BCANP as defined in the Draft District Plan, although it was understood these have now been included in the village descriptions. Specific policies are required for the villages additional to the main draft and within specific chapters. For example, housing policies that address the needs of Buntingford town are very different from those appropriate to rural Buckland & Chipping. There was also a strong feeling that starter homes are needed for the villages and not affordable housing, which is inappropriate for category 3 Buckland & Chipping.

There are no specific policies for the villages and the following were proposed:

Policies for the villages that are classified as Group 3 villages conform to policies in the emerging EHDC District Plan, which states: Development will not be permitted other than that appropriate in the Green Belt and Rural Area Beyond the Green Belt including rural exception housing schemes in accordance with Policy HOU4.

New Policies for consideration

HDVIL1

A very limited number of new homes should be supported, specifically starter homes for people with ties to the village and rural workers.

EBEVIL1

Village shops, post offices and pubs play a vital role in rural areas helping to maintain villages as viable communities. They are often the focus of community life, providing a wide range of services. Planning applications that result in the loss of village facilities will not be permitted unless every effort has been made to retain them.

Small scale extensions/alterations to existing village shops, post offices, pubs and other commercial enterprises may be permitted for commercial use where their use is considered essential to the vitality and viability of the village, and are of a scale and use appropriate to the size and location of the village.

Amendments

Page 8

Buckland & Chipping

Include a fuller description:

In the Domesday Book it is Bochelande, "land granted by charter". It formed one manor with a priest, 8 villagers, 6 smallholders, 8 cottages and 4 slaves. There was extensive woodland to feed pigs and meadow and pasture for livestock. But only Capon Wood (no public access) survives to this day. Later part of Buckland to the south became the manor of Pope's Hall.

Buckland's location on the former Roman road, Ermine Street, the main road between London and York, meant that passing trade was important and in 1252 a market and fair were granted to the lord of the manor of Pope's Hall. The name Chipping, from the Old English Chipanne, means "market" and it was sometimes called New Chipping. In 1258 the lord of the manor of Buckland was granted a market and a fair in Buckland itself. Neither prospered, and in 1360, Elizabeth de Burgh, lord of the manor of Pope's Hall, transferred the market from Chipping to Buntingford.

The fabric of the church of St Andrew standing on the highest point of the parish at 140 meters above sea level, dates from the 14th century and a Congregational Chapel was built in Chipping about 1844 (now The Mission Hall a private house).

In subsequent years neither Buckland nor Chipping grew much in size. Farming was the main occupation for centuries, but jobs have gone as the industry has changed. Open farmland with large fields growing winter wheat, oil-seed rape and beans now dominate the area. Farmland birds like grey partridge, lapwing, skylarks, yellowhammer and corn bunting are declining nationally but may still be seen here. Wild flowers survive along paths, ditches and field boundaries.

In 1851 some 215 men, women and children lived in Chipping and 170 in Buckland. The advent of the railways diminished the traffic on the roads and adversely affected the prosperity of the villages on Ermine Street. Even so in 1890 Buckland and Chipping supported 5 public houses, the Buckland Co-Operative Society, a shop, post office, a workmen's club and a library.

Today the parish consists of approximately 274 residents, a church and 1 public house.

Village events centre around Daws Common, St Andrew's Church and The Countryman Inn.

The parish is the most northerly in East Herts and borders North Herts at the Barkway Road. The area is predominantly farming, agriculture and forestry.

There are areas of common land in the parish at Daws Common, Buckland Bottom, and a couple of small areas in Chipping.

The villages are classified as Group 3 villages in the emerging EHDC District Plan, which states no development other than that appropriate to the Rural Area Beyond the Green Belt.

The community believes that a very limited number of new houses should be allowed in the parish specifically only for starter homes for residents with ties to the parish and for rural workers.

Page 8/9

Buntingford

Add something about the railway station and connectivity that closed in the 60's.

With a lack of public transport Buntingford now has the highest car ownership in the district.

Section on the Civic Society is too specific. There are a number of community groups in BCA that also would require a mention. Suggest a general paragraph on the fact that we have a number of community groups that are well attended. One of Buntingford's strong points.

8Add something on the history of the Sainsbury's Distribution Depot and the loss of 700 jobs. How it has affected the area with the lack of employment, as reported in the Employment Study commissioned by EHC.

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Page 9

2nd para, first line:

There are two or three small supermarkets...

Page 9 or Page 16

Add:

Reference to the Fire and Rescue Service

Page 13

Environment and Sustainability

2nd para:

You may want to be more specific on significant woodlands that need protection. In Buckland & Chipping they include Capons Wood, Dades Wood, Buckland Bottom, etc.

Regarding wildlife, add a reference to the wild fallow deer herds and the smaller muntjac that roam the area.

Transport

Add:

There are currently plans for a Community Bus Transport system that will connect the town centre with the new developments. This is also planned to extend out to the outlying villages.

Page 15

Parking

The Pay and Display car park offers free parking for the first three hours... add: ...funded on an annual review by EHC. The council is considering a pay-on-exit scheme for all EHC car parks.

Health Leisure and Recreation

1st para add:

The town has Freman Pool and there are plans to invest in expansion of the pool to a leisure centre, bringing it in line with the other four towns in the district that all have leisure centers.

Page 18

Housing and development

6th para add:

5 year to Housing Land Supply

Page 24

Employment Space in the BCA

Add:

Over the years the High Street has seen many retail premises change to residential. Further applications for change of use will be resisted unless special circumstances can be proved.

Pages 25 and 27

Policy EBE2

Add point 9:

9. Creative design to attract high tech industry will be supported

Pages 26 and 28

Policy EBE4

Add point 11:

11. Creative design to attract high tech industry will be supported

There are concerns that there may be contradictions within the EBE policies.

Page 42**Housing and Population Growth in the BCA**

It is believed that new dwelling numbers should NOT be included in the plan. It gives the dangerous impression that we have accepted these numbers. Some of the sites have not been approved and have not even officially come forward as applications yet.

Policy HD2

There are concerns whether this policy has any standing or substance.

Policy HD4

Add:

Creative housing design will be encouraged rather than "off the shelf" housing stock design.

Page 43**Policy HD1**

First para: Housing numbers should not be specific because they could be used to argue that we are giving approval to these numbers.

Pages 43 and 45**Policy HD7**

Add:

Provision of starter homes for first-time buyers and retirement bungalows will be encouraged on new developments.

Pages 43 and 45/46

Add: Policy HD10: Provision for Gypsy & Travellers

Current provision for Gypsy and Travellers is provided and defined in existing sites in the Draft District Plan. No further sites will be supported in the BCA due to its unsustainable location.

Page 45**Policy HD4**

add:

Creative housing design will be encouraged.

Pages 50-62

These pages are not required in the published Plan. They form the evidence base and are all covered by the District Plan and by Building Regulations.

Page 57**Housing Design Code**

Should the previous point be rejected and the section included, then the following comment is made:

The specifications are too detailed and specific. Where do the figures come from and where is the evidence? Is this a personal judgment? Again, all are covered by the District Plan and by Building Regulations.

Page 63**Transport in the Buntingford Community Area**

First para add:

There is currently discussion on a light railway system providing a rail link to the north via Stevenage, Baldock or Royston. To the south via the designated Cross Rail planned Hertfordshire hub, either Cheshunt, Broxbourne or Hertford.

Buses

The information about the bus service is too specific.

Add:

A Community Bus Transport System (Hoppa) is currently being planned for the BCA. This is to be funded by developer s106 or CIL contributions and supported by our District and County Councils. This project will go some way to addressing our lack of bus services in the area.

Page 65**Under Car and Road Infrastructure**

Start of 1st para:

Change "In the villages..." to "In some villages..."

Page 65

Under Car and Road Infrastructure

Start of 1st para:

Change "In the villages..." to "In some villages..."

Walking and Cycling

Add:

Cycle and pramways are to be encouraged within new developments.

Page 68

Traffic management

Add:

- A10 through Buckland and Chipping to reduce traffic speeds by enforcement of the speed limit by any practical means, particularly to ensure the safety of all drivers when ingress and egress manoeuvres are being performed.

It was unanimously **RESOLVED that these amendments be submitted to the BCANP Team for consideration and incorporation into the Buntingford Community Area Neighbourhood Plan.**