

Sandy Neighbourhood Plan Steering Group
Thursday 30 March 2023 at 7.30pm
Sandy Town Council Chamber, 10 Cambridge Road, Sandy

Minutes

Present: Rob Baker, Sally Chapman, Anne Elliott-Flockhart, Arnie Gilpin, Joanna Hewitt (Chair), Anthony Lock, Ruth Lock, Chris Patterson and Anne Ramsay.

Apologies: Nigel Aldis, Richard Barlow, Jennifer Ivanciu-Wilkinson and Lorraine Ivanciu-Wilkinson.

1. Approval of minutes from 23rd February 2023

The minutes were approved, it was noted that the summerhouse at Sandye Place, near Swansholme Gardens, is actually an icehouse.

It was noted that we still need the list of non-designated assets from Richard.

The Chair went through the answers from CBC regarding Sandye Place:

- The Youth Club will continue to run from the same building for the time being and will be included in the consultation.
- The tunnels are being investigated.
- They would like the location of the summerhouse/icehouse confirmed.
- The public will not have access to the site until the future of SP has been determined.
- No decisions have been made as to if a care home will be built on the site, but they could consider it.
- The site is being made available for the coronation and the carnival.
- They are obligated to retain the integrity of the listed buildings.

It was noted that Aecom have checked for tree preservation orders on the SP site, the lime avenue is covered by a TPO.

It was also noted that contractors had been spotted surveying the SP site. The group wondered if we could have access to the results of those surveys, in digital form if possible. The **Chair** will contact CBC to ask.

2. Feedback from STC CSE Meeting 27 March 2023

The Chair reported that Sandy Town Council had discussed the 2018 Community Plan at a meeting of their Community Services and Environment Committee on 27 March.

When the Community Plan was drawn up TC resolved that they would not wish to see residential dwellings on the SP site. They also had suggested a site within the grounds that might be suitable for a care home.

It was noted that the community plan was undertaken as the TC did not wish to go down the Neighbourhood Plan route at that time. And the site for the care home had been suggested after discussions with CBC. However, the community plan holds no weight in terms of planning law.

Since then, the NP group has been set up and are in discussions with AECOM to see how the site could be brought back into use for the community. STC would be interested in seeing AECOM's designs and feasibility study.

It was noted that there will be a policy in the NP covering the SP site, what it will say depends on the outcomes of future consultation regarding the site.

It was also noted that the NP would supersede the community plan and hold weight with the planning department at CBC.

3. TTC Update

Chris reported that he had circulated the most recent draft plan from TTC. He would welcome any comments from **members** of the group.

There was some discussion about the detail in the plan, but it was noted that the details can be ironed out in due course.

It was noted that more engagement needs to be done before we finalise these plans. The plan is to undertake more engagement at the Spring Market on 23 April. We can use the feedback from the initial consultation and ideas in the plan to pin down what the residents would like to see. This could be done in a similar way to the SP engagement with stickers. Though we might like to adapt that into a format that could go to shop owners in the town.

We will need to feedback to TTC before the document can go back to STC. It was asked if that feedback could wait until after we had undertaken community engagement at the Spring Market.

It was noted that it is important to remember that this is stage one in the process of improving the town centre and will illustrate what the final scheme could look like. We may need further expertise to move the plan forward, though it was also noted that TTC can access grants to help with this.

4. AECOM

Some members of the group had met with AECOM on Tuesday 28 March at the council offices to discuss their initial spatial plans for the site. **Chris** will circulate these to members.

AECOM had created two spatial designs with areas for different things, both schemes included riverside improvements with no housing on either.

AECOM will put together another plan from the feedback received on Tuesday.

A member was concerned that CBC discussed some demolition on the site and that this would go ahead before we can get anything finalised with AECOM. It was noted that CBC must get planning permission before any buildings are demolished as the site belongs to them and is in a conservation area.

It was decided to take the plans we get back to a meeting with all interested parties at CBC and STC so we can move forward together on this. The **Chair** will liaise with CBC to arrange this.

5. Green Infrastructure Plan

Anne R reported that we have received the invoice from BRCC for the work on this. We have been told that we should get the reports in the next few weeks.

BRCC had raised an historical question which may still need to be dealt with. **Anne R** will check.

A member asked if the allotment site at Georgetown was still included. **Anne R** will check.

6. Sally Chapman

Sally reported that she is happy with the progress the group is making.

She stated that she has put her invoice in for work done so far. She noted that Locality have extended the grants for NP's for the next year. Though any underspend for 2022/23 will need to be returned before the 2023/24 grant can be allocated.

7. Engagement Opportunities

The following community events could provide engagement opportunities:

Saturday 15 April – Community Fun Day

The **Chair** will check the date, time and venue of the community fun day.

Sunday 23 April – Spring Market

Only Rob and Anne EF confirmed they could attend the spring market, and Rob can only help first thing. Anthony and Ruth might be able to attend after the leaving service for Rev'd Huw Davies. **Nigel, Richard, Jennifer** and **Lorraine** to confirm their availability.

If we have enough people to undertake engagement, then Rob will prepare questions and sticker sheets for this. The Chair will source more stickers. **Rob** will circulate the questions ahead of the event.

Sunday 7 May – Coronation Big Lunch

If we have enough people to undertake engagement, at this event we will consult on AECOM's concepts.

Saturday 10 June - Carnival

The date was noted.

8. Timeline

Chris reported that we are behind schedule and with everything that still needs to be done we are looking at another year before we are ready to submit the plan.

Sally noted that we still need the GIP, the SP Masterplan, and the Design Guide before we can move forward with policies.

Chris is working on the consultation statement which is a supporting document which records all consultation we have undertaken with evidence. Rob has saved all our

materials to date together with photographs of our consultation events.

9. AOB

There was no other business.

10. Date and Time of next meeting

The next meeting will be held on Thursday 27 April 2023 at 7.30pm at Sandy Town Council. **Ruth** will take the minutes as Anne EF is unable to attend.