

Bengeo Neighbourhood Area Plan Steering Group Meeting Minutes: 26 September 2019

Present:

Steve Bayley; Brendan Clifford; Katriina Cooper; Brenda Heninghem; John Howson (Chair); Mark Lynch; Ben Penrose; Tansy Rothwell; Cllr. Peter Ruffles; Cllr. Andrew Stevenson; Jacqueline Veater (Consultant)

Apologies:

1. Cllr. Ben Crystall; Cllr. Alex Daar; Hilary Durbin; Veronica Fraser; Cllr. Mari Stevenson; Aska Wisniewska-Pickering

Introductions

2. John welcomed Katriina to the meeting, followed by round-the-table introductions.

Declarations of Interest

3. John declared his association with the Beane Marshes Conservation Group.

Minutes of the Steering Group meeting on 10 July 2019

4. In response to an Action Point, Brenda investigated the Starter Homes Initiative. As eligible properties have to be sold for £250,000 or less (outside London) and none of the HERT4 apartments will be for sale, it was agreed that the scheme is not viable for the site. Durkan have advised that 40% of the HERT4 homes will be 'affordable' to rent and buy. The Group agreed that the Minutes from the 10 July 2019 were correct.
5. A representative from HCC Rights of Way was unable to attend the meeting.

Action Point

John to liaise with Alex to reschedule a suitable date with Nicholas Maddex from HCC RoW

Public consultation on the draft Bengeo Neighbourhood Area Plan (Regulation 14)

6. The 'Summary Document' was delivered to around 3,400 homes. Copies of the full draft Plan were on-line throughout the consultation with hard copies available for viewing at Hertford Town Council, Hertford Library, Hertford Town and Tourist Information Centre and the Secret Garden. The Plan was promoted on the Hertford Town Council and Love Bengeo websites as well as through social media and local posters. Drop-in events were held on the evening of the 14 August at Bengeo Parish Church Hall and the morning of the 7 September at Mill Mead School. Although attendance was relatively low at both events, residents were very interested in and supportive of the draft Plan.

Consultation outcomes

7. Responses were received from 72 residents and also from Bidwells (on behalf of Ware Park Estates); Durkan, East Herts District Council, Govia Thameslink Railway, Hertfordshire Fire and Rescue Service, Historic England, Mark Prisk MP, McMullen & Sons Ltd. and Natural England. A response is pending from Network Rail (who received late notification of the consultation).
8. Objections to the proposed 'Local Green Space' designation of LGS1: Land at Bengoe Field and LGS6: North Road Meadow were received from the land owners/representatives. Bidwells also objected to Policy HBN3: Landscape Views, particularly views 1,2 and 3, which are from or towards Bengoe Field. It was suggested that the relevant extract from the Secretary of State's report (Public Inquiry: Land at Ware Park) be included in the response to Bidwells.
9. Some policy revisions were recommended by East Herts District Council to make the policies more deliverable. Residents were supportive of 'Local Green Space' designation and improved foot and cycle path connectivity. They were concerned about vehicle speeds, particularly on Sacombe Road, and the impact of development on local roads.
10. As a result of consultation feedback, a 20mph speed limit on Sacombe Road (from the Bengoe Street/Wadesmill mini roundabout to The Wick) was proposed for inclusion in Policy HBT1: Traffic Congestion and Road Safety The proposal was put to a vote and received unanimous approval.
11. In consultation feedback EHDC advised that adequate evidence would be required for parking standards in the Neighbourhood Plan to deviate from the District Plan. After discussion, Jacqueline advised that the reasons given by the Group for wanting to retain 2 parking spaces per dwelling would not qualify as adequate evidence. She also advised that EHDC are due to publish revised parking standards – the contents of which are not yet known. A proposal was put to a vote to retain the criterion for 2 parking spaces per dwelling (with the words 'at least' removed) and for 'future proofing text to be inserted for lower parking standards to be considered if sustainable travel measures are effective in reducing car use. The Group voted by a majority to retain 2 spaces per dwelling plus 'future proofing' text.
12. A number of residents objected to the proposal in Criterion I of draft Policy HBT5: Parking to support expansion of the Hertford North Station car park. EHDC commented that the proposal seemed to be *'in contrast with the rest of the policies'* and recommended that, instead, the focus should be on sustainable transport. A proposal to remove Criterion I from draft policy HBT5 was put to the vote. Members voted to remove it, with one abstention.

Action Point

BNAP to contact Bengoe School to discuss parents' travel to school arrangements with a school governor.

13. Durkan's response to the consultation included a request for the criterion in Policy HBH3: Landscape Design for 'parking for Bengoe School' to be removed. After a discussion, the matter was put to a vote. There were two abstentions with the majority voting to retain the criterion in the policy.

14. Brenda advised that a spreadsheet of consultation responses has been compiled, with draft BNAP responses and policy revisions. Jacqueline will review the spreadsheet and make necessary amendments. Jacqueline recommended that the revisions to the Regulation 14 draft Plan be reviewed by the Hertford Town Council Neighbourhood Plan Working Party before the Regulation 16 Draft Submission is submitted to East Herts District Council. The consultation spreadsheet will be included in the BNAP Consultation Statement and will be available to the public.

Action Point:

Jacqueline to liaise with Joseph Whelan regarding submission of the amended draft Plan to the HTC Working Party.

BNAP response to the Durkan HERT4 planning application

15. A draft response to the Durkan application has been distributed to the Steering Group. Brenda was thanked for producing a comprehensive response. A final version of the response will be distributed to the Steering Group and sent to East Herts Planning. Andrew will take the response to his meeting with HCC Highways on 30/9. Brenda will copy it to Cllr. Rob Pinkham, in time for the HTC Planning Committee meeting on 30/9.

Action Point:

Brenda to copy the BNAP response to the Bengoe Nursery HERT4 planning application to Cllr. Rob Pinkham before the HTC Planning Committee meeting on the 30/9/19

Future of the Steering Group

16. As the draft Plan is progressing towards the Regulation 16 stage, it was agreed that the Steering Group will move towards becoming a project group. Jacqueline advised that this is something other Steering Groups have done. Ben highlighted the importance of involving people across the Ward and Kit (Katriina) said she'd be happy to help with projects. Ben suggested the Steering Group invite a member of another Neighbourhood Plan to a future meeting. Ben expressed thanks to everyone who's worked on the Neighbourhood Plan over the last 2 years.

Next meeting

17. The next meeting, on the 7 November 2019, will focus on developing projects. Projects included in the draft Plan are listed below, some of which are linked to policies.
- a) Sustainable Travel Town proposal to Hertfordshire County Council
 - b) Development of a wildlife friendly community garden on the corner of Tower Street and Duncombe Road and naturalistic planting/wildflower meadow areas throughout the Ward
 - c) Improvements to and increased connectivity of foot and cycle paths
 - d) Satellite GP service
 - e) Improved youth facilities
 - f) Heritage trail leaflet
 - g) Directional signs to St. Leonard's Church
 - h) Installation of 'Turn-Off Engine' signs in appropriate locations