

Great Tey Neighbourhood Plan

Meeting Minutes - 30 November 2020

Ref	Item	Action Owner
1.	Attendees: Marian Hamer (MH), Chair, Parish Councillor; Shelley Blackaby (SB) CBC Planning Policy Officer; Ian Robertson (IR); Simon	
	Mann (SM); Alan Warnes (AW); Mary Williamson (MW) Parish Councillor;	
	Robert Frost (RF) Parish Councillor; Matt Halls (MHa); James Elmer (JE);	
	Noel Mead (NM);	
	MH welcomed SB to the group, and provided a potted history of progress	
	to date on the Neighbourhood Plan (NP)	
2.	Apologies: John Crookenden	
3.	Agree minutes of last meeting: Agreed	
4.	Matters arising: SM advised that he does not agree with the statement in	
	the minutes that "as the New Barn Road site is already in the Colchester	
	Borough Council (CBC) emerging Local Plan, the site should not be part of	
	our negotiations in formulating the Neighbourhood Plan"	
	SB then provided an update of the status of the Emerging Local Plan	
	(ELP); she advised that section 2 of the ELP, which contains the 2	
	preferred sites in Great Tey, could not be examined by the planning	
	inspector until such time as section 1 had been processed. CBC now have	
	two planning inspectors who have been appointed to examine section 2,	
	but they do not have a date for examination hearings. It is expected that	
	these will take place in Spring 2021, following which it is hoped that	
	section 2 of the CBC local plan can be adopted.	
	SB confirmed that, whilst we can agree development principles for the	
	site at New Barn Road, the neighbourhood plan group does not have the	
	authority to have the site removed from the ELP.	
	It was agreed that all sites in the ELP, i.e. Brook Road and New Barn Road,	
	should be within the scope of the NP. MH advised that this was always	
	the intention, and accepted that the terminology in the previous minutes	
	was misleading.	
	SB suggested looking at West Mersea NP which, whilst it is still at pre-	JE
	submission stage, is a good example of a plan with 2 preferred sites; JE	
	agreed to look at this in conjunction with other adopted plans he has	
	been studying.	
	SB advised that in the absence of a Local Plan, an adopted NP would have	
	direct influence on planning policy for an area, but a developing NP	
	would have little impact on planning decisions; the plan would need to	
	be submitted to the Local Planning Authority, and the 6 week	
	consultation period in progress, for it to have any impact.	
	MHa endorsed the view that development will go ahead on the New Barn	
	Road site, and the best we can do is to influence the design principles for	
	the site.	
5.	To review the results of the consultation and agree on next actions: A	
	summary of the responses and comments is attached to these minutes. MHa queried whether households that responded as 'Mr and Mrs'	
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 should be counted as one vote or two. SB advised that CBC would count them as just one vote. AW amended the figures to show two votes per household and it made little difference: Q1 - Yes 63%; No 53% Q2 - Yes 31%; No 69% Q3 - Yes 47%; No 53% Q4 - no change Q5 - Option 114%; Option 2 41%; Option 3 45% In view of the narrow margins, it was agreed that we should adopt the same approach as CBC; SM stated that he does not agree with this approach, and feels that it would make more difference when analysing the comments section of the responses. SB suggested that our NP should include a consultation statement which confirms our methodology. We should also state that any published figures represent a percentage of 'those who responded to the consultation', and that we should establish what percentage of the population of the parish responded to the survey. With regard to Q5b JE proposed the view that, of the people who responded in either 'in relation to development, and he feels that this should be reflected in our NP. MH expressed the view that this is just one interpretation of the figures, and that other interpretations could be applied. MW noted that the majority of parishioners had not responded, despite having the opportunity to do so. MHa stated that it is our responsibility to record the responses as percentages and report factual findings, and not extrapolate figures for our own conclusions. SM advised that he has started to analyse the comments in terms of percentages. MHa offered to help SM with this sexercise. In relation to the responses in terms of percentages. SB to provide the number of households and the number of people of voting age in the parish. JE to circulate his review of the figures for all to comment. MH to send a courtey communicidation to Peter Fairs, as well as the owners o			1
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/. To receive an update on project plan/background information: JE	7.	To receive an update on project plan/background information: JE	
advised that he has been working with SM an MHa to build a draft			
document, based on examination of a number of adopted NPs in the	1		
borough. He has created a Draft Neighbourhood Plan document and		document, based on examination of a number of adopted NPs in the	

	inserted material from existing documents, as well as adding headings for	
	extra chapters. They have also begun to formulate Visions and	
	Objectives based on responses to public consultations.	
	MH thanked them for the work they have put in.	
8.	Any other business for discussion:	
	MW asked if there have been any developments with regard to funding;	
	MH advised that we have not heard any more, and that it is in the hands	
	of the Parish Clerk	
	IR asked if we have any idea how much we are likely to get from S106	
	monies. MH advised that we do not know at this stage.	
	MH advised that the Neighbourhood Plan Group has been advised by	
	agents for Mersea Homes that they are awaiting the outcome of the	
	consultation following the Call for Sites, to inform their negotiations with	
	Colchester Borough Council on the proposed development on New Barn	
	Road, including the layout. Mersea Homes have advised that, subject to	
	these negotiations, they hope to submit a planning application for the	
	site in 2021.	
9.	Date and time of next meeting: The next meeting will be on Tuesday 5 th	
	January 2021 at 8.00 via Zoom.	