



Gilston Area Steering Group Meeting

Thursday 14th Jan 2021 -17:30 pm
Zoom Meeting

Minutes

Present:

EHC

Cllr Linda Haysey (LH) (Chair) - Leader (EHC)
Kevin Steptoe (KP) – Garden Town Project Lead
Jenny Pierce (JP) – Senior Project Officer
Karen Page (KP) - Place Making & Growth Officer
Molly Stroyman (MS) – Stewardship & Community
Development Officer
Annesta Lee (AL) (minutes) –Project Co-ordinator (Gilston Area)

HCC

Sarah McLaughlin (SM) – Head of Growth and Infrastructure Unit

HDC

John Hoad (JH)
Danny Purton (DP)

HGGT

Tom Dewey (TD) – Interim Director

Parish Councils

Bob Toll (BT) Chair - Hunsdon Parish Council (HPC)
Anthony Bickmore (AB) Chair - Hunsdon, Eastwick & Gilston
Joint Neighbourhood Planning Group (NPG)
Mark Orson (MO) - Eastwick & Gilston Parish Council (EGPC)

Developers

Paul Mumford (PM) – Places for People
Chris Lovegrove (CL) – City & Provincial Properties (CPP)
Julian Seymour (JS) – Cratus Communications

Guests

Apologies:

Cllr Eric Buckmaster (EB) – Sawbridgeworth Division HCC
& Hunsdon Ward District (EHC)

Richard Cassidy (RC) – Chief Executive

Graham Thomas (GT) – Head of Planning

David Sprunt (DS) – Highways

Tom Payne (TP) – Chair High Wych Parish Council

Mike Allen (MA) – Chair Widford Parish Council (WPC)

1. Welcome, Introductions & Apologies

- 1.1. Cllr LH formally welcomed everyone to the meeting including new guests Molly Stroyman and Douglas Dube.
- 1.2. Cllr LH confirmed apologies received as set out above.

2. Minutes of the previous meeting

- 2.1. Cllr LH introduced the minutes of the last meeting 29th October 2020.
- 2.2. The minutes were agreed as a correct record.
- 2.3. Douglas attended this meeting in error and is to be invited back to a subsequent meeting.

3. Update on Actions

- 3.1. KS went through the previous actions of previous meetings and provided updates as below.

Action: Douglas Dube (DB), representative from Thames Water to be invited to the next Steering Group meeting to present on waste water sewage.

Action: Consultation summary to be updated and circulated to the Steering Group.

- 3.2. KS reported that the consultation dates for the HCC Minerals Plan is yet to be confirmed.
- 3.3. KS confirmed that following the Transportation Strategy consultation, the changes identified have been considered and included in the updates to the draft document along with identification of linkages which have been cross checked between the Transport Strategy and HCC Growth and Transport Plans

to ensure conformity. A tracker identifying the changes to the Transport Strategy document is to be published with the final document.

- 3.4. With regards the Garden Town Employment Commission, KS reported that the draft document is expected to go to the Garden Town Board on 1st February 2021. Work will be shared once finalised.
- 3.5. Cllr LH extended congratulations to the Neighbourhood Plan group on getting through the examination and await the examiner's report.

4. Update Summary of Forthcoming consultations

- 4.1. KS provided summary updates on the on-going and forthcoming consultations, noting the Gilston PfP applications amendment re-consultations will end 21st January 2021.
- 4.2. The amendment re-consultation for CPP application is still to be confirmed.
- 4.3. Further, HCC Waste local plan is out for consultation from 11th January 2021 to 19th March 2021 along with the Waste Facilities Design Guide SPD.
- 4.4. In respect of the Garden Town consultation documents, consultation on LCWIP is yet to be confirmed.
- 4.5. KS outlined that the consultation which was scheduled on the Communication Engagement Strategy from the 15th January to the 1st February will no longer take place. A different approach for engagement is envisioned whereby engagement will be targeted at community representatives. The Community Engagement Strategy is about the way in which the Garden Town will undertake engagements and consultations with various stakeholders.
- 4.6. AB suggested that the Garden Town team initially hold engagement with the Gilston community, then the Gilston Steering Group be updated on the outcome.
- 4.7. RT informed that the Hunsdon Neighbourhood Plan regulation section 14 consultation will take place on 1st Feb to 22nd March 2021.

Action: KS will update the consultation summary tables with the dates for the Hunsdon NP consultation.

- 4.8. AB enquired on the various documents to be consulted on by the community from East Herts.

Action: East Herts documents consulted on and updates on the process to be included with the Garden Town table of consultations.

5. Future Gilston/Garden Town delivery programme

5.1. KS informed that the Gilston/Garden Town delivery programme is still being worked on and the programme of priority actions for the next 2-3 years remains to be finalised.

Action: A draft Garden Town Delivery programme will be shared at a forthcoming Gilston Steering Group meeting.

5.2. AB pointed out that it would be helpful to know what the GT strategic programme entails to better inform the community members.

5.3. TD informed that the items suggested for inclusion in the Garden Town delivery programme will be raised at HGGT meeting to be held week of 18th January 2021.

6. Master Planning – Update from PfP

6.1 PM provided an update on the progress on Master planning works for the development to date and is to have a draft programme of works at the next Steering Group.

6.2 PM outlined that the work is a joint undertaking with other stakeholders across the Gilston Area.

6.3 AB suggested it would be helpful to have a project manager with responsibilities for the master planning to steer the works.

6.4 Cllr LH informed that the master planning is to be extensive involving all stakeholders and will need to be in accordance with the Gilston Area Community Engagement Strategy.

6.5 JS indicated that as the project manager for the consultation for the master planning, a programme will be provided outlining the details of engagement for the action to be undertaken for the master plan.

Action: PfP to provide the scope of works for the programme for Master planning for discussion at the next Steering Group.

6.6 CL informed that CPP is working closely with PfP on the master planning works and its delivery.

7. Gilston Area employment provision

7.1 KS reported on the Gilston Area employment provision and provided a summary of the policy background for the delivery of employment space across the site.

- 7.2AB raised concerns about the traffic flow in relation to the operation of heavy goods vehicles in and out of the villages and the accommodation of the employment provision in the village centres of the development and understanding the dynamics of how it will work.
- 7.3T CL indicated that CPP has taken an approach that will enable flexibility in providing for employment floor space in the village centre along with accommodating for other aspirations required for the development and bringing persons into the village for viability of the centre.
- 7.4PM informed that one of the major changes made to the original application is the increase of employment provision in village centres of the development to enable growth and viability.
- 7.5RT pointed out the need to look at sustainability and be careful as to the type of business that is encouraged in the villages.
- 7.6Cllr LH indicated that there are opportunities to be exploited and putting quality employment space in the area and potentially support other businesses in the wider Garden Town area.
- 7.7Cllr LH suggested that contact be made with the LEP and further conversations can take place regarding the type of provision through the master planning work.

8 Gilston Area Gypsies and Traveller/Travelling Showpeople Provision

- 8.1 KS provided a summary of policy background on Gypsies and Traveller and Travelling Showpeople provision and the requirement is fifteen (15) pitches for Gypsies and Travellers and eight (8) plots for Travelling and Showpeople. The requirement for G&T/TSP to come forward may not take place until another ten years and beyond, however, the provision needs to be secured in planning terms.
- 8.2 AB raised concerns on the land uses for the G&T which may affect the buffers between the villages.
- 8.3 MO expressed concerns on one of the proposed G&T sites which is seen as inappropriate, noting accessibility and the effect it will have on agricultural farm land and the residents when the site becomes habitable by Gypsies and Travellers.
- 8.4 KS pointed out that there are criteria which will need to be considered in relation to the suitability of the sites proposed as well as the numbers.
- 8.5 KS indicated that feedback can be provided on the number of pitches in East Herts.

- 8.6 Cllr LH indicated that information is in the distinct plan and assessment is compiled gathering information by talking to people. The pandemic does not permit person to visit sites to get updated information.
- 8.7 JP indicated that the policy team are looking at the work programme to review evidence over the coming years. Surveys will be carried out and reviews done as soon as possible.
- 8.8 JP informed the details on GT/TSP distribution can be found in Chapter 14 of the District Plan.

9 Landowner Updates

- 9.1 PM reiterated that PfP amendment re-consultation application will be coming to an end 21st January 2021 and conversations is to be had on getting the planning applications to committee.
- 9.2 CL informed that CPP planning amendments is due for resubmission by next Thursday 21st January 2021.
- 9.3 The meeting noted that conversations are still ongoing with CPP and PfP on the Memorandum of Understanding (MoU).
- 9.4 KS pointed out that dialogue is ongoing on the MoU with the partners and the developers with regards the development and keen to ensure confidence on the delivery of the development across the sites.

10 Feedback from Working Group

- 10.1 AB informed the meeting that the next meeting of the working group is to be held tomorrow morning Friday 15th February 2021.
- 10.2 DP informed the meeting with regards to the potential feasibility study on a proposed metro system.
- 10.3 AB requested brief on proposed feasibility study.

Action: DP to circulate to the group information on the brief for the feasibility study of the metro system.

11 Any other Business

- 11.1 SM informed that consultation on the Mineral Plans will take place after elections.
- 11.2 Cllr LH Princess Alexander Hospital (PAH) will be carrying out several webinars and seminars and information can be seen on their website.

12 Dates of Future Meetings

- 12.1 The steering group confirmed meetings to be scheduled for every six weeks with future dates to be identified.

The meeting closed at 7:02 pm.

Date of next meeting: TBC zoom meeting.