



Gilston Area Steering Group Meeting

Thursday 7 December 2017 – 19.00
East Herts Council offices, Wallfields, Hertford

Minutes

Present:	Bob Toll (BT)	-	Neighbourhood Plan Group
	Mark Orson (MO)	-	Neighbourhood Plan Group
	Anthony Bickmore	-	Neighbourhood Plan Group
	Jill Buck (JB)	-	Widford Parish Council
	Mary Parsons (MP)	-	Places for People
	Cllr Linda Haysey (LH)	-	EHC
	Liz Watts (LW)	-	EHC
	Kevin Steptoe (KS)	-	EHC
	Lewis Reynolds (LR)	-	EHC
	Martina Juvara (MJ)	-	Urban Silence
	Joanna Chambers (JC)	-	Urban Silence
	Guest	-	Tarmac
	Guest	-	Savills
Apologies:	David Sprunt	-	Essex County Council

Welcome & Minutes

1. LH welcomed everyone to the meeting. LH thanked guests from Tarmac and Savills for attending.
2. The minutes of the previous meeting were agreed.

Minerals Local Plan

3. Introduction from Savills to possible minerals extraction sites in the district including Tyttenhanger, the Briggens Estate and Hatfield Aerodrome. The sites require further assessment including geological work and consultation with bodies such as the Environment Agency and Historic England.
4. The Briggens Estate site is proposed to be allocated as a 'preferred area' and would replace the existing Panshanger site during the period 2016-31.

5. Savills reported that there has been some engagement with Stanstead Abbots Parish Council regarding the site. The draft Minerals Plan consultation opened on 4 December and runs until 9 February 2018. Expected adoption is Winter 2019.
6. Concerns were raised by the Steering Group regarding accessibility onto the B181 and A414, rights of way, bridle paths and footways and the impacts on existing settlements and the proposed Gilston development. Concerns were raised regarding the scoring of Highways impacts from Red to Amber – with no clear explanation or justification for this.

Concept Framework

7. Urban silence reported that they are working with Quod to identify modest suggested changes to the document. The community have concerns regarding the graphics/plans and the 'feel' of the document.
8. The neighbourhood plan group preference was to represent the revised Concept Plan to the community for further feedback. This could take place through group sessions or workshops and was planned for early Jan. The preference was to achieve a consensus on the document if possible.
9. Other community engagement routes were discussed, possibly using a wider steering group and/ or a stand-alone website.
10. With regard to governance and community assets. The community is unsure of the issues and options available. This is acknowledged as an area where further understanding is required. LH suggested whether a briefing from the TCPA, probably Kate Henderson, would be of assistance. To be considered further by community.is coming forward – look at the Parish website for flavour of community

Statement of Common Ground:

11. Statement of Common Ground – this had been submitted to the Examination process – and date of submission was dictated by the Examination timescale.
12. There was a concern that there had not been enough time for the community to consider document. It was felt that some issues had not been dealt with in the Statement: including potential service charges, land value capture, service provision in the villages, scope and specification of roads.

Update on Examination:

13. KS stated that the final outstanding hearing session is to be held jointly with Welwyn-Hatfield in early 2018. Once this is completed the Council will consult for 6 weeks upon Main Modifications to the District Plan. These Main modifications are being confirmed with the Inspector and comments received to the consultation will be sent direct to the inspector. The Inspectors final report on the Plan is expected April/May.
14. The Council is currently in the process of preparing the modifications but would not be able to share them at this stage prior to the commencement of the consultation period.
15. There was discussion with regard to the inclusion in policy GA1 of the Garden City Principles.

Update on Garden Town:

16. The NPG raised a concern with regard to the Garden Town Visioning work and whether it would be wholly aligned with the Concept Framework and District Plan. Concerns related to the design principles for villages with initial work on the Garden Town Vision considered a step-back on work that had taken place so far. In addition, the Stort corridor approach did not appear to fully align with the District Plan policy requirements.
17. The Garden Town Director has been appointed. There was a discussion with regard to the relationship with the Garden Town Director and Council Officer roles (i.e., wider scope, co-ordination and facilitation, governance of Garden Town Board?)

AOB:

18. It was reported that Paul Mumford - Quality Places Service Manager is set to start at the Council on 3rd January. Adam Halford – Senior Planning Project Officer is set to start on 2nd Jan.
19. MP reported that Princess Alexandra Hospital have started the process of preparing a business case for the future of the Hospital. Lawson Planning Partnership Ltd have been appointed by the Trust as planning consultant to conclude on suitable sites by April. Construction work on any new hospital would not commence until 2021.
20. LH stated that the 'Hunsdon' and 'Eastwick, Gilston and Part of Hunsdon' Neighbourhood plan areas have been approved.
21. Open discussion was raised with regards to smart cities (town/villages) development, innovative transport infrastructure, technology, live monitoring.

22. MP stated that the IBM Innovation Centre/Lab would make for a good site visit in this respect.
23. AB mentioned whether discussions could be further raised with TCPA. MJ mentioned further possible discussion/interaction with 'Future Cities Catapult', 'Design Council' and other similar organisations.

Research Visits

24. LH indicated that those who wish to visit Almere, Netherlands (a self-funded visit) need to confirm this.
25. LH advised that the trip to Chelmsford to see Beaulieu is on Monday 22nd January 2018

Date of next meeting: Thursday 1st February 2018, at 18.30 at East Herts Council offices, Wallfields, Hertford

The meeting closed.