Challock Parish Council ABC Revised Village Confines Map Public Consultation Meeting Minutes

Memorial Hall

Wednesday 4th September 2019, 7.30pm

Members of public present: approximately 46

Present

Michael Fisher (Chairman), Dianne Sandy (Clerk), Annabel Burden (Vice Chairman), John Ramsden, Max Thomas, Trevor Smith & Anthony Aitken.

Apologies

Russell Jacques, ABC Ward Councillor Larry Krause

Declarations of Interest

None

Welcome

Councillor Trevor Smith welcomed everyone to the meeting.

Presentation - Village Confines

Councillor Trevor Smith gave a presentation on the ABC revised village confines map and changes to the local plan.

**ABC Defining Village Confines Exercise and Revised Village Confines Map**

In October 2018 the parish council received a letter from Simon Cole Head of Planning Policy notifying that the ABC will shortly be commencing an exercise to identify the ‘village confines’ across the borough.

Traditionally, the village ‘confines’ for planning purposes has been defined by the following written definition in successive versions of the Local Plan:-

*“the limits of continuous and contiguous development forming the existing built-up area of the settlement, excluding any curtilage beyond the built footprint of the buildings on the site (e.g. garden areas)”*

The purpose of this exercise is to provide some additional clarity as to where the existing built confines of the village are, by expressing this on a map base.

Initially, this will be undertaken by officers at ABC Planning and a draft village confines boundary will be sent for Challock PC to review and comment. Ideally, this should also include an opportunity for local residents to be involved through an informal consultation exercise undertaken by the Parish Council so that as wide a range of views as possible can be taken into account.

Any representations made during the consultation process and the overall conclusion of the Parish Council would then be fed back to officers here and reported to Members. On satisfactory completion of the exercise, the defined ‘village confines’ will be treated as informal guidance for the purposes of determining planning applications where the relationship of a development to the ‘confines’ is relevant.

It is worth stating at this point that this exercise is only concerned with clarifying where the existing village confines extend to and any map-based definition will need to generally accord with the written definition above. If the Parish Council wishes to take an alternative approach to defining the village confines, then this should be undertaken through a Neighbourhood Plan.

ABC is aware that Challock have already undergone a confines exercise previously. Given this, it is their intention, as a starting point; to draw a revised boundary to reflect what has been built since the confines was first introduced. However, if Challock PC would like to complete an exercise, as a review of what we have done previously, there may be scope to dovetail the processes if this is deemed beneficial as well.

Councillor’s Michael Fisher and Annabel Burden along with the Clerk attended a meeting with Daniel Carter ABC Principal Planner to discuss the proposed revised village confines exercise.

At the meeting the Parish Council expressed the view that we favoured leaving the confines as drafted through the 2014 exercise.

However, Daniel advised that a revision to the 2014 confines might be required given the changes to the planning system since 2014 and the fact that the confines are now almost 5 years old and advised that the Parish Council would likely receive a revised version of the 2014 confines and that this would be less extensive than the current confines, given the need to be consistent with the definition in the Local Plan 2030.

A revised draft village envelope map for Challock has now been received and is indeed less extensive.

Village like Challock, the confines has a slightly different context now in any event. Emerging Policy HOU5 stipulates that residential development within, adjoining or close to the existing built up confines will be acceptable in principle, providing certain criteria are met.

Under the main modifications to the Local Plan 2030 the settlement matrix states for Challock it is suited for HOU3a/HOU5 inclusion – Range of services in large village. Mixed settlements pattern with opportunity for infill and limited edge of settlement growth due to AONB location but due to settlement size this would sustainable.

Parish Council to receive questions regarding ABC revised village confines map.

**Open Forum**

**Chairman thanked everyone for attending.**

**Meeting closed at 8.40 pm**