



Stoke Fleming

Neighbourhood Plan Steering Group

Minutes

Meeting of the Steering Group held on Monday 13th July in the Village Hall at 6.30 pm

Present: Katie Franks (chair) Bob Bennis, Gail Dorrington, Barry Clark, Struan Coupar, Martin Judd, David Harris, Mary Newman, Nick Teage.

Apologies: Paul Bond, Sophie Rae.

1 Minutes The minutes of the meeting held on 15th June were approved. In response to a query from BC it was confirmed that DH has joined the Roads and Transport group and GD will assist wherever required.

2 Matters Arising There were no matters arising.

3 Plan Period It was proposed that the Steering Group adopt a formal period for the duration of the Plan. Various options were discussed and it was agreed to adopt a period of 20 years, with reviews every five years. Members agreed that the policy would be for gradual development over that period, avoiding substantial development in the short term.

4 Overview SC had circulated a paper on the current position, which reviewed progress against the original timetable, stressed the need to adhere to the declared policy of keeping things simple and expressed concern that unless workload was matched to resources development of the Plan would be considerably prolonged. The document proposed a number of general policies which it was suggested the Steering Group should consider adopting at this stage. It was agreed that any comments on these should be sent to SC and that members would vote on adopting the policies at the next meeting.

Action: All

5 Planning & Development Presentation BC and NT had circulated papers in advance. BC had prepared a working document that detailed progress to date and proposed a way forward in respect of housing development. He had drawn up a "route map" which he explained and which met with general agreement. In the light of responses to Choices for Change it is necessary to review options, perhaps including alternative sites. The advice received from Locality is to establish criteria for development first and share them with the community when putting proposals forward.

Action: All

The group felt that professional help should be sought, at a probable cost of £500 per day, for perhaps two days now and the same later on. Locality had advised that funding should be available. It was suggested that the funding referred to might be the source which the Steering Group had already made use of in order to carry out the Choices for Change consultation. There is now about £4,700 still available from that fund, which also has to cover future publication and consultation. It was agreed that before costs were incurred it would be necessary to clarify exactly on what matters advice was required and to draw up a detailed brief for Steering Group approval.

Action: BC, NT

BB has spoken to a locally-based architect with experience in Neighbourhood Planning, who has offered to give some advice free of charge, and who could perhaps help on some aspects of the Plan. It was agreed that the offer should be accepted and BB will arrange a meeting.

Action: BB

The detail contained in the BC paper was not discussed. Neither were matters concerning development contained in the SC Overview (Item 4).

NT submitted a paper on Affordable Housing which explained the various ways in which the system could work, both for rent and to buy. In most cases the result is properties made available at 80% of the market rate, which means they are still not affordable for many people. A new Village Housing Initiative has been introduced which allows small scale development of up to 15 homes on sites that otherwise might not be allocated for housing. In order to encourage landowners to make land available they could be allocated one of the properties for their own benefit, with two being made available on the open market and the remainder being affordable.

The idea of a Community Land Trust is being considered and contact will be made with other parishes in the region where they have been set up to establish whether that model can make a significant difference in reducing costs and making homes more truly affordable.

Action: NT

6 Working Party Reports

The Roads & Transport group had nothing to report.

The Communications Group reported that Barry Morris is now managing the website, which is working well and being used to make parishioners aware of events and news. A start is being made on securing advertising revenue in order to meet the cost of maintaining the website and making ongoing improvements.

The Evidence Base group has arranged a meeting with SHDC later in the week, in order to discuss a number of aspects of the Plan. Other members will also attend.

Action: BB, BC, SC

The need to carry out further traffic surveys was discussed. Simon Dowden is working on the results from the household survey. Firm figures for information such as population, number of households and demographics are required.

7 Provisional Policies

It is recommended that the Steering Group accept that the outcomes from Choices for Change on 41 of the 55 options were either overwhelmingly in favour or against, and that these should therefore be adopted as provisional policies without further delay. That would allow efforts to be directed at establishing what would be involved in bringing them to fruition, and to concentrate on resolving issues concerning the remaining 14 options, mainly to do with housing and roads/transport. It was agreed that any comments should be sent to SC and a final decision taken at the next meeting.

Action: All

It will be necessary to allocate responsibility for follow-up work on the provisional policies and also for the various appendices to the Plan. SC will circulate suggestions.

Action: SC

8 Content and Structure

No discussion took place.

9 Date of Next Meetings

Monday 10th August

Monday 7th September

Both in the Village Hall at 6.30pm