



Stoke Fleming

Neighbourhood Plan Steering Group

Draft Minutes

Meeting of the Steering Group held on Monday 7th September 2015 in the Village Hall

Present: Bob Bennis, Barry Clark, Struan Coupar, Martin Judd, Nick Teage.

Apologies: Gail Dorrington, Katie Franks, David Harris,

Absent: Paul Bond, Simon Dowden, Mary Newman

Minutes of the last meeting

BC wished to add additional points made by Pater Sandover to the 18 already listed.

Matters Arising

There were no matters arising.

Working Party Reports

Planning: BC has spoken to SHDC about site selection criteria. They have offered some verbal advice and are due to speak to him again next week. He will ask them to put that advice in writing. NT circulated a paper on site selection. SC suggested simply accepting the SHDC model but making our own assessment. It was agreed that the Steering Group should meet in an additional session, visit each site and then discuss assessment. **That meeting will at 3.00pm on Monday 21st September, meeting at the Village Hall car park.**

Roads & Transport: No report.

Evidence Base: BB had circulated the results of the new traffic survey, distributed copies of the actual returns, and has responded to queries raised by BC.

Communications: The work done by the group is covered under other headings on the agenda.

Site Selection criteria

SC had circulated a revised paper, now including a commentary on the assessments that had been made by SHDC.

Provisional Policies

The Planning Group had commented on the paper that had been circulated, concentrating on the potential issues involved. SC had looked at the potential degree of difficulty involved in giving effect to the policies. Some could be adopted without the need for other work, others require input from working parties and some may need to be referred to the parish council as the most suitable body to progressing them. The list of policies was discussed. SC will circulate an updated document.

Affordable Housing

SC circulated the parish council's draft new policy for assessing applications for social housing. NT has not yet had time to consider the Rural Housing Guide. At SC's request NT is looking at the way in which affordable housing is financed and is awaiting additional information, but the basis appears to be that the developer sells the completed properties to a housing association at a discount (i.e. effectively at no profit but with his costs covered).

Appendices

SC has considered possible sources for the information that is likely to be required. The Planning group has looked at the action required. SC will combine the two and circulate.

Statutory Consultation

The Steering Group will have to take account of the need to consult the Environment Agency, English Heritage, the AONB and Natural England over aspects of the neighbourhood plan.

Draft Plan

SC and MJ have drafted a number of sections of the Plan and forwarded these to KF, who has in turn sent them to members of the Review Group. Once their comments and suggestions have been received and taken account of the draft will be circulated to the full Steering Group.

Key Themes

KF, SC and MJ have circulated a document that attempts to look at the wider picture and draw a number of the proposed aspects of the Plan together to provide ways in which it could positively enhance the village. The key suggestion is the improvement of connections between the two halves of the village by development of the Bird Walk, proposed school footpath and link road from Venn lane to School Road, these being augmented by a "village green" at School Road and improvements to the western end of the Playing Field to create a more park-like appearance.

Stakeholder Consultation

It was agreed that this would be important, but no discussion took place.

Public Consultation

The Communications group feels that a further public meeting should be held before Christmas, preferably in November, in order to bring residents up to date and give them an opportunity to comment and ask questions. The proposal was agreed in principle, with further discussion needed on content and format.

Professional Advice

It was agreed that advice from Peter Sandover should be sought as and when needed, and initially to comment on the outcome of the site selection initiative on September 21st.

Date of next meetings

Monday, 21st September at 3.00pm (site selection visits)

Monday, 5th October, 6.30pm