

Stoke Fleming Neighbourhood Plan Steering Group

Minutes

Meeting of the Steering Group held on Tuesday 7th June 2016 in the SF Village Hall

Present:

Bob Benns, Barry Clark, Katie Franks (chair)

Minutes of the last meeting (Tuesday 26th April 2016)

The minutes of the previous meeting were agreed.

Matters Arising

Query as to whether Rectory Land had been registered with SHDC or any other sites. Confirmed that Rectory Land had been registered. SHDC to be asked re other sites. BC to action

New Neighbourhood and Planning Infrastructure Bill was mentioned. It gives extra strength to Neighbourhood Plans so more power to local people and Local Government have a duty to support and be more transparent and also to improve the process.

It was noted that the Housing and Planning Act 2016 is now law. Further details are to follow but provisions now for new developments include a) A minimum 20% discount by developers to buyers of starter homes. b) Where development is more than 10 units, contributions or provision of affordable homes are to be made (20% is quoted). c) Automatic planning permission for sites included in the Local Plan.

Further work had been undertaken to summarise and categorise comments from parishioners after the Public Consultation on 25th November 2015 for the Steering Group consideration.

Meeting with Highways.

Richard Jackson of Highways met with Struan Coupar, Bob Benns and Katie Franks. All the proposed sites were visited so Richard could see the situations for himself.

Deer Park: Experienced first hand the difficulty of exiting the Deer Park driveway so understood the lack of safety and the need to relocate the exit. Further discussion with DCC needed.

Venn Lane and Ravensbourne Lane: Richard was given traffic surveys that had taken place by the SG and looked at access for a possible link road and had no objection to visibility. SG confirmed that it is dependent on agreement with Landowner. Highways had not appreciated the traffic situation.

Rectory Lane/School Footpath: Explained the proposed footpath from School Road across Rectory land and linking with the Birdwalk.

Birdwalk: Accepted the proposal of improving the Birdwalk and commented on further safety measures. Approved of the idea of connectivity of the Village.

School Road: The likely access for the link road was explained and did not seem contentious with Highways. Confirmed that creation of a road is integral to housing development. Only part of the road from H6 to Venn Lane would require funding.

Carpark: Area pointed out to Highways.

Virtual Footpaths: Highways are opposed to them.

Highways main point was that the proposal for the link road would have to show a clear route and costings need to be produced. BB to action

Rectory Land Assessment: Site visit arranged for 10th June at 2.30pm for Steering Group Neighbourhood Plan assessment.

Timetable: Suggested that we ask Peter Sandover for more guidance for the Draft Plan as SHDC are under pressure.

Dates of next meetings: Tuesday 5th July at 7 pm.
Monday 1st August at 7pm