



# Stoke Fleming

## Neighbourhood Plan Steering Group

### Minutes

#### Meeting of the Steering Group held on Monday 20<sup>th</sup> April 2016 in the Village Hall

Present: Bob Benns, Barry Clark, Katie Franks (chair), Martin Judd, Mary Newman, Nick Teage.

Apologies: Struan Coupar

1. The Minutes of the last meeting were agreed.
2. Matters Arising
  - a. Mapping: BB has heard from Jason at SHDC and will request large scale maps as promised
  - b. West Dart: Following the e-mail indicating that SHDC view the parish boundaries as irrelevant in this instance, it was agreed to continue to push our case. MJ to respond after contacting Berry Pomeroy and Dartington to discuss their experiences.
  - c. Peter Sandover: All agreed the sum of £250 for Peter's services contracted so far.
  - d. Public Consultation: MN to circulate the responses (summarised by AS) and all agreed the need to be open in cases where statistical analysis does not give a clear lead. At this stage, individual comments can be of greater use.
  - e. Funding: The Parish Council has announced that it is prepared, in principle, to put some funds into the production of the Plan (amount unspecified at this stage)All other action items either completed or ongoing satisfactorily.
3. Report on Meeting with SHDC (See SC summary paper)

KF, BB, MJ & SC met with Graham Swiss and Alan Storer on 19<sup>th</sup> April. Alan will be in post for about 3 months to relieve Graham who will be working on the Joint Regional Plan covering South Hams, West Devon and Plymouth. They highlighted the need for all policies to be supported by relevant evidence (They did not have a copy of the evidence files).

Response to questions on Housing Development:

- a. Question: Are our Policies reasonable & sustainable? Response: *Advised concentration on sites that promote connectivity (Link roads) and define the points of major importance such as the standard and route of sections of road.*
- b. Q. Housing numbers. R: *Did not take issue with the numbers.*
- c. Q. Regulating speed of development. R: *See a. Did not appear to be an issue*
- d. Q. Housing Needs Survey. R: *Indicated not necessary at this stage.*
- e. Q. Proportion of Affordable Housing. R: *Negotiable*
- f. Q. Village Housing Initiative. - *Not covered*
- g. Q. How specific can we be about the types of housing, etc. R: *Can specify our particular needs if we have the evidence to back them up.*
- h. Q. Options for specifying protected areas. R: *If we have strong evidence. It was felt that, in view of the high public feeling on this point, that such areas should be specified.*
- i. Q. St. Ives policy in second homes. R: *No definite response.*

The possibility of a survey of the occupants in the new houses was mooted.

Policy on Renewables: Not possible to say we do not want any. Suggested a policy along the lines that we are keen on renewables and would welcome solar panels on new houses and industrial roofs, small individual wind turbines on farms and water turbines, but would not want solar or wind farms over a stated size.

#### 4. Devon Highways

Comments from Richard Jackson (DCC Highways) had been circulated. A meeting will be arranged with Highways to discuss matters in more detail.

#### 5. Evidence Base

The draft seen by SHDC did not have the evidence base included. It needs to be re-written so that a summary of the appropriate evidence appears before each set of policies. Further details can be in the appendices.

#### 6. Appendices & References

This work is ongoing.

BB to e-mail PS to ask him to prioritise his comments so that we can concentrate on the most important issues.

#### 7. Action Plan

Agreed that this needs to be written after the re-draft following consultation with specialists.

#### 8. Stakeholder Consultation Progress Report

The Diocese has put forward church land for development. This needs to be assessed in the same way as other potential sites. Numbers of conversions/change of use need to be discussed by the group and included (Windward, Hillfield, Rectory land, etc). SC & KF to meet again with David Harris. Discussions with Robert Newman via his agent about the car park site. Bird Walk: continuing discussions with the land owner. Deer Park Inn: also continuing discussion with the owner.

#### 9. Financial

Expenditure to date and anticipated future needs were considered. Peter Sandover had identified a further possible source of funds.

#### 10. Design & Print

SC has this in hand – all happy with the estimate.

#### 11. Mapping and Illustration

Ongoing

#### 12. Further Public Consultation will be arranged after the meeting with Peter Sandover.

#### 13. Timetable

26-04-16 Meeting with Peter Sandover

Text changes / re-draft which will then be sent to SHDC.

After any further amendments, it will then go to printing and out to parishioners for consultation

Any further amendments that may be necessary will be distributed as separate sheets rather than a complete (and expensive) re-print of the plan.

The dates to be decided following the meeting on 26 April.

14. Other Business

15. Future Meetings

Tues 26 April 2016 7.00 p.m. at Ron Harris Room

Thurs. 12 May 7.00 p.m. Venue to be confirmed

Tues 7 or Wed 8 June 7.00 p.m. Venue to be confirmed