

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

Minutes of the meeting held in the Parish Hall at 7:30pm on Monday 4th July 2016.

Chairperson – Kate Gill

Administrator - Ralph Clark

External Adviser – Richard Boyt

Steering Group Members:

Pam Wills

Louise Newman

Jeremy Swainston

David Rothwell

Andy Pound

Apologies: Jane Hall

Working Group Members:

Penny Penhale

Andrea Phillips

Jill Welham

Minutes of the meeting held on 13th June 2016 were reviewed and approved.

Matters Arising: The meeting was advised of an email received from Harry Fenton in which he stated his decision to resign from the Steering Group.

The meeting opened with RC introducing Richard Boyt of South Hams Planning Ltd to those members present.

RB began by suggesting Strete Parish was a relatively small community that had an opportunity, through the development of a NP, to set policies that could meet the aspirations and objectives of the community over the next 15 to 20 years. This would provide the opportunity to review the NP every 5 years and consider any changes that may influence future development in the parish.

RB commented that, with the Housing Need Survey completed in 2015 and the results of the recent community Household Survey, Strete NP had 60% of the evidence needed to draft a policy for housing.

RB stated that further work was needed on housing evidence – check how much housing growth is being proposed in the South Hams Local Plan, work out the percentage increase and apply that percentage increase to Strete. Also, get the latest affordable housing demand from the housing waiting list (Devon Homechoice) from the SHDC Housing Officer. Affordable housing likely to be half or a third of the overall housing need number to be put in the NP.

RB advised reference to 13 policies within the SHDC Core Strategy would need to be included together with evidence to support the delivery of sustainable energy for heating and power, hi-lighted as a preference in the recent household survey.

Jeremy Swainston to reference evidence points from the following as a guide:
BREEAM, Code for Sustainable Homes Building Standard 5, SHDC policy supporting sustainable energy, Stretre remote location plus costs for introducing mains gas, oil truck deliveries.

Hastoe Housing Association believed to be involved in sustainable development in Frogmore

Landscape Assessment – Ralph Clark to use ‘Magic Maps’ website as part of the evidence process to establish the limits of AONB and Conservation Area in the parish and its effects on tourism, farming methods, wildlife, etc..

Commercial Units – There is a need to establish level of interest by contacting SHDC who should have details of business enquiries for small units in the area. Also, place interest enquiry in Stretewise magazine and on Stretre website.

Parking – Andy Pound to put together evidence. Photographs of vehicles parking on A379, Liaise with Police, Kings Arms Car Park restriction of use.

Other possible policies where evidence issues need to be considered:

1. Housing Design (replacement dwellings, house extensions)
2. Protection of Shop and Pub – Viability & Tourism importance
3. Tourism – Camp and Caravan sites
4. Protection of Green areas
5. Footpaths
6. Rural Development (don't just think about the village, think about the coastline and the countryside too, e.g. phone masts, barns, etc.)

A declaration of interest was recorded from Andy Pound in respect of the shop.

RB advised any issues with roads should not fall into the remit of a NP.

Highway issues should be evidenced and raised through consultation with Devon C.C.

All Steering Group and Working Group members are asked to consider the evidence requirements for the aforementioned points and submit for consideration / inclusion at the next meeting.

Any member of the community wishing to assist in providing evidence suggestions for any of the items listed above should submit their comments to Ralph Clark before the date of the next meeting.

The meeting closed at 9:30pm

The next meeting will be 8th August 2016 at 7:30pm in the Parish Hall.