

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

Minutes of the meeting held in the Parish Hall at 7:30pm on Monday 8th August 2016.

Chairperson – Kate Gill

Administrator - Ralph Clark

External Adviser – Richard Boyt

Steering Group Members:

Pam Wills	Louise Newman	Jeremy Swainston
David Ferguson	Clare Smith	Mark Hanson
Jane Hall		

Apologies: Graham Campbell Andy Pound David Rothwell

Working Group Members:

Penny Penhale	Andrea Phillips	Jill Welham
Liz Ferguson		

Minutes of the meeting held on 4th July 2016 were reviewed and approved.

Matters Arising:

- a) Housing Growth: RC informed the meeting of the Plymouth & South West Devon Joint Local Plan consultation document in which housing growth projections for the area are set out. Strete could expect to be classed as a small village with a growth projection target over the next twenty years of 10-20 homes, as set out in the consultation document.
- b) Housing Demand: Contact with SHDC revealed five households in Strete, registered with Devon Home Choice, are currently seeking one bedroom accommodation and one household is seeking a three bedroom accommodation.
- c) SHDC Core Strategy: RB agreed to extract the relevant sections for inclusion in the NP document.
- d) Sustainable Energy: JS provided details of the benefits and costs associated with incorporating energy efficiency into new build properties.
Costs could be in the region of £40k for a three bedroom property to incorporate ground or air source heating together with PV panels to generate electricity. Whilst the purchase or rental costs could be above normal, the energy consumption costs would be significantly less.
More evidence is needed if this is to become part of the NP policy for new build properties in Strete. JS to action.
- e) AONB: RC reported on his attendance at an AONB meeting held in Dartmouth on 13/07/2016.
An AONB Management Plan update is due to be completed by December 2016. The Management Plan includes an Annexe that is expected to set out six tests for all Local Authorities and developers to follow before approving any new development. This will form a flow chart to guide everyone through the do's and do not's. Land in the AONB must be treated differently as it is a protected area under

government legislation.

Any new development must take account of the following:

Soil / Water / Biodiversity / Lighting, etc.

Strete Parish sits entirely in the AONB.

AONB and SHDC are updating the Land Character Assessment Policy.

Consideration to be given to including elements of the Green Infrastructure Policy

- f) Commercial Units: There is a need to establish the level of interest by contacting SHDC or a Local Agent who should have details of business enquiries for small units in the area. MH to follow up and report back at the next meeting.
- g) A379 Parking: AP to submit evidence details at the next meeting.

RB commented that, with the evidence now being gathered, it was important to start putting this together in written down 'chunks of data' to build up the information needed for examination at a later stage.

RC requested members to provide assistance in gathering more evidence for the various issues previously outlined by RB.

It was agreed that the following issues would be reported back by the members listed:

1. Protection of Green areas, Landscape Assessment, AONB and Conservation Area – the effects on tourism, farming methods, wildlife, etc. Clare Smith, Penny Penhale, Jill Welham & Pam Wills
2. Commercial Units – Mark Hanson
3. A379 Parking – Andy Pound
4. Housing Design (replacement dwellings, house extensions) – RB to advise
5. Protection of Shop and Pub – Viability & Tourism importance – Andrea Phillips
6. Tourism – Camp and Caravan sites – Kate Gill
7. Footpaths (existing and proposed) / Rural Development (effects to the coastline and the countryside. e.g. phone masts, barns, etc.) – David & Liz Ferguson
8. Strete Village Development Boundary – Ralph Clark, Louise Newman & Mark Hanson

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.

In addition to the above a General Policy Statement should be prepared for the next meeting together with any potential site review.

The meeting closed at 9:30pm

The next meeting will be 5th September 2016 at 7:30pm in the Parish Hall.