

## **STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING**

Minutes of meeting held in the Parish Hall at 7:30pm on Wednesday 8<sup>th</sup> November 2017.

Administrator - Ralph Clark

Steering Group Members:

Pam Wills	David Ferguson	Graham Campbell
David Rothwell	Liz Ferguson	Andy Pound
Penny Penhale	Jill Welham	Andrea Phillips

Apologies:	Louise Newman	Claire Smith	Kate Gill
	Mark Hanson	Jeremy Swainston	

Minutes of the previous meeting held on 4<sup>th</sup> October 2017 were reviewed and approved.

### **Matters Arising**

#### **SEA Update**

RC informed the meeting that AECOM had requested a copy of the updated version of the draft plan before completing the SEA report.

RC confirmed he had forwarded an updated version to AECOM but expressed concern at the time being taken to complete this requirement.

AECOM subsequently confirmed the report would be available within one week.

#### **Site Assessment Quotes**

RC informed the meeting that he had emailed CD with RB contact details together with the proposed timing for the site assessment to take place.

RC reported that RB carried out site assessments without access to the two sites on 20/10/2017. RB has submitted two reports in accordance with the requirements of the site assessment matrix provided by SHDC. RC expressed initial concern with the content of the reports but subsequent contact with SHDC confirmed these will be acceptable in the NP.

#### **Mr Charles Dixon Response to SG Correspondence**

CD response to site assessment email was to refuse access to the sites if the occupancy restriction policy was retained in the neighbourhood plan. CD further commented that if this policy was not removed then the offer of the sites for development would be withdrawn. RC informed the meeting that he had spoken to SHDC and the two NP consultants engaged to assist in drafting the NP. All three confirmed that the plan could continue with the sites being identified as being suitable or unsuitable for development despite the offer of land for development from the landowners being withdrawn.

As a result SG members confirmed they are unable to accept MR Dixon's requirement to remove the occupancy restriction policy from the NP. RC to email CD to confirm.

#### **Property Value Comparison**

JW agreed to contact local estate agents to try and obtain their views on the comparison value of homes being sold with and without an occupancy restriction in place. This can be added to the evidence for this policy.

### **Draft Statement of Consultation**

RC presented an amended version of the Draft Statement of Consultation produced by Lee Bray. RC explained that this included links to supporting documents available on Strete Parish website. RC advised the group that the final sections of the document would need to be completed once the plan was finalised and dates for the regulation community consultation had been confirmed.

### **Draft Neighbourhood Plan**

RC confirmed the amendments to the draft plan previously circulated to SG members.

4.8 - This reflected the change to the number of new homes from 10 to 12.

4.9 - Reference to the removal of the offer of Cox's Farm Fields for development by the landowner.

5.4 - Reference to the non-preferred section for development of Cox's Farm Fields to remain in agriculture until a new plan is considered necessary.

RC referred to the points raised by Lee Bray in respect of maps that will need to be included in the plan to hi-light specific areas.

In particular, the preferred location for the development of 12 homes.

RC commented on the need for the group to reach an agreement for this.

PW and A.Pound referred to the 'Terms of Reference' for the NP and commented that members living close to the boundary of Cox's Farm Fields may not be permitted to vote on this issue as they could be required to 'Declare an Interest' in accordance with the TOR.

PW and A.Phillips commented that when they were PC members they referred to a SHDC solicitor who suggested PC members may need to declare an interest in similar matters.

This prompted a debate amongst members and LF commented that "Vested interests' apply to most of the group in different ways. Why pick on one factor?"

RC suggested the matter could be resolved by involving the community at the Public Consultation meeting. This could include arranging for community members to vote via a ballot as they left the meeting.

RC further suggested this should be an agenda item for the next meeting to provide everyone the opportunity to express their point of view on the issue.

GC to produce a two page summary of the draft plan that will be hand delivered to every household as part of the regulation consultation process.

### **Parish Plan**

SG Members enquired about the number of preferences raised by the community in the household questionnaire that are not included in the NP. RC advised the main points are in a Parish Plan that was submitted to Parish Councillors for consideration to action.

RC to circulate PP to SG members for information.

RC informed the meeting of the urgency to finalise the plan so that desktop publishing and printing can be arranged. Failure to do so may result in grant funding issues.

The meeting closed at 8:30pm.

The next meeting will be Wednesday, 6<sup>th</sup> December 2017, at 7:30pm in the Parish Hall.