

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

Minutes of meeting held in the Parish Hall at 7:30pm on Wednesday 6th December 2017.

Administrator - Ralph Clark

Steering Group Members:

Pam Wills	David Ferguson	Graham Campbell
David Rothwell	Liz Ferguson	Kate Gill
Penny Penhale	Jill Welham	Mark Hanson
Jeremy Swainston		

Apologies: Louise Newman Claire Smith Andy Pound
Andrea Phillips

Minutes of the previous meeting held on 8th November 2017 were reviewed and approved.

Matters Arising

SEA Update

RC confirmed the SEA report had been received and circulated to SG members, Mandy Goddard (SHDC), Lee Bray (Consultant) and Richard Boyt (Consultant). Although 66 pages long the report is considered to be succinct and supportive to the plan. The report received a favourable response from MG, LB and RB.

Site Assessments

RC stated photographs of the sites to accompany maps would need to be produced for inclusion in the draft plan.

Occupancy Restriction – An Estate Agent’s View

JW advised she had contacted several estate agents but had only received one response regarding a view on 2nd home ownership restrictions and how this might affect the selling price of properties in the area. In general it was considered that estate agents are against this policy as it affects sales for their businesses. The St Ives policy needs more time before anyone is able to draw any conclusions on its effectiveness in reducing 2nd home ownership.

Draft Plan Summary

Prior to the meeting GC produced a summary draft plan. A slightly amended version from LB was circulated at the meeting. RC advised this would be circulated by email to SG members for comment. This is to be finalised and distributed to each household once the draft plan is completed and ready for the consultation process to start.

Parish Plan

RC circulated this to SG members following the last meeting by email for information and comment. No comments received.

Declaration of Interest

RC enquired if the email from A Phillips circulated to all SG members on this issue had been received and read. This was confirmed and RC was not required to read aloud.

RC read a 5 minute presentation in which he presented a number of points on the issue of development in Cox's Farm Fields in the hope that SG members could resolve their differences as to which section of Cox's Farm Fields could be included in the draft plan.

The objective of the NP is to present a vision to the community that incorporates their aspirations. To not include a recommendation showing where we have discussed a possible development site for 12 homes might be, together with a potential village car park and footpath, is likely to be criticised by the community as well as SHDC and an examiner.

RC explained we are a group of 15 who, like most groups, have differences. SG members have debated and discussed the issue of where in Cox's Farm Fields the suggested development site should be since June 2017. Where we have previously been unable to resolve differences the democratic process of voting has taken place to move the NP process forward.

PW referred to correspondence from 2005 in which advice was provided by a SHDC solicitor in which a Declaration of Interest may be a requirement for those living close to a development site.

RC referred to PC correspondence from 2005 in which a parish councillor stated 'as this is a village matter, he would continue to take part in discussions but would declare an interest and withdraw from future discussions should a planning application be lodged'.

DF presented an email from a NP Senior Case Manager of SHDC dated 23/11/2017 who suggested that living close to a potential development site should not be grounds to prevent a SG member from voting on the issue of development at that site in a meeting.

As a result of these comments a majority of the group agreed to proceed with a vote to provide a location map in the plan showing the suggested area for a development site.

GC proposed the suggested development location map identifying the lower section of Cox's Farm Fields including The Paddock should be included in the plan. LF seconded the proposal.

PW submitted a Declaration of Interest and therefore did not vote.

KG and PP advised they would abstain from voting.

MH voted against the proposal.

DF, JS, DR, GC, LF and JW voted in favour of the proposal.

A sufficient number of members were in attendance for the vote to proceed and the proposal was, therefore, approved.

Draft Neighbourhood Plan

RC informed the meeting that desk top publishing had started and that a meeting had taken place with SHDC to ensure the presentation content was in accordance with the required format. Maps and photographs are being added to hi-light specific areas. It is hoped to have a draft available for the next meeting

RC reiterated the urgency to finalise the plan to avoid the risk of having to return grant funding for not meeting the 6 month deadline.

The meeting closed at 9:00pm.

The next meeting will be Wednesday, 10th January 2018, at 7:30pm in the Parish Hall.