

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

Minutes of meeting held in the Parish Hall at 7:30pm on Wednesday 5<sup>th</sup> September 2018.

Administrator - Ralph Clark

Steering Group Members:

Graham Campbell	Kate Gill	Pam Wills
David Rothwell	Andrea Phillips	Louise Newman
Jill Welham	Penny Penhale	

Absent: Claire Smith Mark Hanson

David and Liz Ferguson have moved away from the village and have confirmed their verbal resignation as Steering Group members. Many thanks to them for their time and commitment over the past three years in helping shape a vision for the future of Strete.

Minutes of the previous meeting held on 17<sup>th</sup> July 2018 were reviewed and approved.

### **Matters Arising – Revised Maps**

#### **Low Density**

A revised map produced by the design team at SHDC in accordance with that agreed at the last meeting was circulated to members. Members agreed for this to be used in the re-drafted plan.

#### **Settlement Boundary**

A revised map produced by the design team at SHDC in accordance with that agreed at the last meeting was circulated to members. Members agreed for this to be used in the re-drafted plan.

#### **Development Recommendation**

With the revised settlement boundary limiting the availability of land in the village for development to Cox's Farm Fields a meeting was arranged with SHDC to discuss the recommendations and options proposed by SHDC.

These discussions were summarised in a 'Finding A Way Forward' guidance document produced by Lee Bray which was emailed and circulated to members. This includes for development on the whole site as, from advice provided, this would provide greater viability for a developer to incorporate the aspirations of the community for a village car park, a footpath from The Plat to the A379 near the pub car park and an area for recreational use. All to be determined prior to approval in a Master Plan setting out how and what development would take place.

To meet the recommended requirement of 5 affordable homes within a 30% mix of open market homes, advice provided suggests it would be necessary for the development to provide a total of 17 homes. SHDC have advised this number would be acceptable to them for inclusion in the re-drafted plan.

The following re-drafted policy wording was discussed and is to be included in the re-drafted plan for consultation:

#### **DEVELOPMENT SITE AT COX'S FARM FIELDS**

**Development is proposed at the site known as Cox's Farm Field. The development shall include:**

- a) a development of 17 new homes, designed to enable home working and built to high eco-standards, including at least 5 affordable homes,**
- b) a public car park and open space to serve the needs of the village,**
- c) vehicular access from the A379 and The Plat,**
- d) footpath links between the A379, The Plat and Blackbird Wood.**

**Development shall not commence until a masterplan for the whole site has been approved by the local planning authority, showing how the whole of the development can be safely and satisfactorily laid out and delivered, and how the setting of the Conservation Area will be protected.**

#### **A379 Access from Cox's Farm Field**

Members were informed that the Senior Highways Development Management Officer for Devon CC Highways Development Management visited the access location to the A379 from Cox's Farm Field and has advised that it would be possible to provide access at this point. The following needs to be considered:

1. For the access to be adopted by Devon C.C. it would need to be 7 metres wide. This would require an additional 2 metres to that existing.
2. This could mean negotiating with the landowners of the pub car park to acquire sufficient land to the left of the existing access.
3. This could mean negotiating with the landowners to the right of the access where an existing stone wall and hedge exists to acquire sufficient land. This will require the Conservation Officer giving approval for the existing stone wall to be removed and rebuilt 2 metres to the right.
4. An option could be for the access to be a private road into Cox's Farm Field. This would mean the road would not have to be widened but would not be maintained by Devon C.C.
5. A speed survey would need to be arranged at this part of the village to determine the length of visibility display needed onto the A379 from Cox's Farm Field.
6. Contact with Western Power to be arranged to discuss the sub-station situated in Cox's farm Field to the right of the access. Feasibility of moving and associated costs.

It was generally agreed that without this access a village car park would provide no benefit to residents, visitors, tourism or improved safety for walkers through the village.

### **Six-Week Re-Consultation Content**

With only two major changes to the re-drafted plan, it was agreed that these should be prepared for publication and distribution to each property in the parish for consultation.

Following receipt of the comments from the six-week consultation in February/March/April earlier this year and the subsequent preparation of the draft Response Report, it was agreed that the Response Report should be updated to ensure that it reflects the agreed changes included in the re-drafted plan. The advice and recommendation received is for this to be available alongside the re-drafted plan during the re-consultation period.

SG members to submit draft wording for editing on the two major changes to the draft plan as part of the document to be printed and distributed for the re-consultation period. This to be submitted before 03/10/2018 to allow time for the draft wording to be edited into a document for consideration at the next meeting prior to printing and distribution. The objective is for the re-consultation period to commence Mid-October and be completed by the end of November.

### **On-Going Requirements**

The re-drafted plan may receive comments that will require final amendments to be added before submission to SHDC.

In addition, final versions of the Basic Conditions Statement, the Statement of Consultation and the Strategic Environment Assessment report will need to be submitted.

It is suggested that a supplement to the Response Report be prepared together with final versions of the Monitoring Framework and Sustainability Appraisal.

Apart from the Strategic Environmental Assessment report Lee Bray has been requested to assist with these various documents.

### **AOB**

SHDC have received an advice note from the JLP examiners' in respect of the following:

1. The implications of housing development sites in AONB villages.  
This relates to the evidence provided by SHDC to determine the housing allocation included in the JLP for sustainable villages, particularly those in the AONB.

The meeting closed at 8:45pm.

The next SG meeting will be Tuesday, 9<sup>th</sup> October 2018, at 7:30pm in the Parish Hall.