

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

Minutes of meeting held in the Parish Hall at 7:30pm on Tuesday 9<sup>th</sup> October 2018.

Administrator - Ralph Clark

Steering Group Members:

Kate Gill

Pam Wills

Jill Welham

Penny Penhale

Apologies:     Graham Campbell     Louise Newman     Andrea Phillips

Absent:         Claire Smith             Mark Hanson         David Rothwell

Minutes of the previous meeting held on 5<sup>th</sup> September 2018 were reviewed and approved.

### **JLP Examiners Comments & SHDC Response**

JLP examiners have concerns with regard to the way housing allocations have been determined in sustainable villages, in particular those which are located within an Area of Outstanding Natural Beauty (AONB).

They state that the AONB should be given the highest status of protection in relation to landscape and scenic beauty and that available evidence in the JLP does not demonstrate that sufficient weight has been given to this requirement when allocating some sites for housing. They conclude that unless clear evidence is available now, sites within AONBs should be deleted as housing allocations.

SHDC response stated that there will continue to be a need for housing development both to fulfil private and affordable home requirements in these villages.

Preparing well evidenced and robust Neighbourhood Plans, that recognise the need to meet acceptable levels of development and protection of the AONB, will create the Statutory Framework to provide the best outcome for local communities.

The alternative, developer-led proposals and reliance upon planning applications and appeals would, in most instances, result in outcomes that would not meet the aims and aspirations of the local community

### **A379 Access - Conservation Officer Comments**

The stone wall in question at this access point is identified as a positive feature of the Conservation Area (CA) in the CA Appraisal.

As SHDC is the Local Planning Authority, officers and Members would be required to balance the various considerations. From a heritage perspective any demolition would need to be fully justified as part of a planning application and the demolition of a positive CA feature would need to be weighed against the public benefit as required by the National Planning Policy Framework.

Clearly harm could be reduced through good design and specification, including reuse of materials / sourcing of local stone for the re-built wall.

It may be that the public benefits of delivering housing development are judged to outweigh the less than substantial harm to the character and appearance of the CA.

### **Traffic Speed Survey**

Following the comment from the Senior Highways Development Management Officer for Devon CC Highways Development Management that 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, contact has been made with a company based in Plymouth qualified to do this who have provided a quotation. It was agreed that instructions should be issued for them to proceed and that the speed survey should take place once Slapton Line has re-opened.

### **Western Power**

Contact has also been made with Western Power Distribution (WPD) to determine any necessity and feasibility of moving the electricity sub-station located near this access point. Western Power state that consideration of the new sub-station position will be important and on most sites the developers would provide WPD with a new position on their site. The site would be sold to WPD for £1 and a land transfer would be made under an easement. A typical cost for a sub-station relocation could be as much as £50,000.00.

PW enquired who would be responsible for the access if it was not adopted by Devon CC. RC suggested this would most likely be resolved through negotiation with the developer.

### **Strategic Environmental Assessment (SEA)**

Contact has been made with AECOM to review the current SEA report. A new Technical Support application for them to undertake this work has been submitted to Locality which has, subsequently, been approved. AECOM have received an updated copy of the Response Report together with details of the changes to the plan to enable them to complete a revised SEA report in readiness for the six-week re-consultation period due to commence on 22/10/2018.

### **Response Report**

The updated Response Report will be uploaded to Strete website in readiness for the six-week re-consultation period due to commence on 22/10/2018 as part of the consultation evidence requirements. This will include responses to the number of comments received following the previous six-week consultation in February/March/April this year as well as the number of minor changes previously discussed and approved by SG members.

### **Re-Consultation Changes & Feedback Form**

The three major changes to the re-drafted plan together with the feedback form were presented to the meeting for approval. It was agreed that arrangements should be made for these to be printed in readiness for distribution to each property in the parish for the six-week re-consultation due to commence on 22/10/2018.

Feedback Forms are to be returned in the same way as the previous consultation:

By email to [ralphclark4@btinternet.com](mailto:ralphclark4@btinternet.com)

By post to Weatherley, Hynetown Road, Strete

It was agreed that these would be collated by SG members on completion of the six-week consultation at the SG meeting planned for 5<sup>th</sup> December 2018.

### **Dartmouth Chronicle Advert**

An advert to be placed in the Dartmouth Chronicle for Friday 19<sup>th</sup> October 2018 was presented to the meeting for approval. Arrangements have been made for this to appear on page 5. It was agreed that instructions to proceed should be given.

### **Volunteers for Hand Delivery of Re-Consultation Changes & Feedback Form**

Although the majority of properties have a volunteer to hand deliver the printed changes and feedback form, volunteer arrangements for a few properties are to be finalised.

### **On-Going Requirements**

The re-consultation changes may receive comments that will need to be responded to. This will require a supplement to be added to the Response Report 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 to SHDC 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.

The meeting closed at 8:15pm.

The next SG meeting will be Tuesday, 6<sup>th</sup> November 2018, at 7:30pm in the Parish Hall.