

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

Minutes of meeting held in the Parish Hall at 7:30pm on Wednesday 8th February 2017.

Administrator - Ralph Clark

Steering Group Members:

Louise Newman	David Ferguson	David Rothwell
Pam Wills	Andy Pound	Graham Campbell
Kate Gill	Jane Hall	Clare Smith

Working Group Members:

Penny Penhale	Liz Ferguson	Andrea Phillips
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Apologies: Jeremy Swainston Mark Hanson Jill Welham

Minutes of the meeting held on 30th November 2016 were reviewed and approved.

LF raised the issue of St Ives NDP second home ownership example raised by GC at the previous SG meeting at which it was agreed this should be considered for inclusion as a policy in the draft NP.

RC confirmed this is included in the draft policy listing following the last SG meeting.

Once a policy-writer has been appointed this policy will form part of the brief for the policy-writing requirements of the draft NP.

SG members enquired if the community would have the opportunity to comment on this issue as it did not form part of the Household Questionnaire.

RC advised that part of the NP process was for community consultation on the draft NP to take place before it is finalised

RC also confirmed that Richard Foss (District Councillor for SHDC) stated SHDC support, at the Parish Council meeting in December 2016, for Neighbourhood Plan groups who include a policy similar to St Ives for second homes. This confirmation features in the Dec. minutes of the Parish Council meeting.

RC informed the meeting of the latest grant award for the NP of £2,740 and that this had been received in the PC account to cover NP costs. This brings the total grant received to £9,000, which is the maximum payable to assist communities in producing a NP.

PW enquired if grant funding received had been used exclusively for the development of the NP and if PC funding had been used at all.

RC advised that, to date, no PC funds had been used for the NP and the recent grant award was expected to cover the majority of anticipated costs. However, no further grant funding would be available and that some funding from the PC may be required to complete the final stages of the NP.

RC informed the meeting that as a result of the 'Call for Sites' advert placed on page 7 of the Dartmouth Chronicle on 9th December 2016 an enquiry had been received from Mr C. Dixon of Savills representing two family landowners: Blackpool & Start Estate and Strete Estate.

RC confirmed he had acknowledged receipt of the enquiry and forwarded the 'Constraint Maps' prepared and agreed by SG members together with the agreed guidelines included in the advert for Mr Dixon to discuss with his clients.

RC confirmed a letter and map, with land offered for development, had subsequently been received from Mr Dixon and that this had been circulated to all SG members prior to the SG meeting for comment and discussion.

A courtesy email acknowledging receipt of his letter has been sent to Mr Dixon.

Informal discussions, views and comments took place amongst SG members about proposals for an appropriate response to the land offered.

RC suggested a professional response was needed to ensure the views of the community could be set out clearly. It was agreed that any response would be circulated to all SG members for discussion and approval before submission to Mr Dixon.

RC advised that following the last SG meeting in November, at which Richard Boyt recommended a professional policy-writer was needed for the policy writing requirements of our NP, contact had been made with two candidates with experience for their quotations to undertake the task. Due to the value of the quotations received the PC Clerk advised a third quotation was required before approval of proposed expenditure could be sanctioned. RC reported that, to date, a third quotation had not been secured.

RC suggested that until this issue is resolved no real progress can be made with the NP.

Although not included on the agenda, RC referred to the circular received from SHDC in respect of the £1.8 million government funding SHDC have received for community housing. This has been awarded to support the delivery of community led housing, where second home ownership has a significant impact on the housing market in the South Hams. RC requested all SG members to read through the proposals from SHDC with the objective of considering if the proposals could be included in our NP.

The meeting closed at 9:00pm.

The next meeting will be Wednesday, 8th March 2017, at 7:30pm in the Parish Hall.