

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

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

Administrator - Ralph Clark

Steering Group Members:

Louise Newman	David Ferguson	Mark Hanson
Pam Wills	Andy Pound	Kate Gill
Jane Hall		

Working Group Members:

Penny Penhale	Andrea Phillips
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Apologies:	Jeremy Swainston	David Rothwell	Graham Campbell
	Clare Smith	Jill Welham	Liz Ferguson

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

Matters Arising

RC provided details of neighbourhood plan income of £9,000 and explained expenses of £5,825.50 leaving a current balance of £3,174.50. Unless further grant funding becomes available, it may be necessary to authorise PC funds to complete the NP process.

RC referred to the circular received from SHDC in respect of the £1.8 million government funding SHDC have received for community housing.

SG members had been asked to read through the proposals from SHDC with the objective of considering if the proposals could be included in our NP.

After discussion it was agreed that these proposals would be considered should possible future housing development in the village be considered in partnership with a recognised housing association.

Land Offered for Development

Discussions, views and comments were exchanged amongst SG members about development proposals for the land offered in Cox's Field. Reference was made to the recent draft Joint Local Plan issued by Plymouth & South West Devon in which Strete was identified as a village able to accommodate 10 dwellings over the plan period to 2034. This number meets with the housing number preference expressed by the community in the household questionnaire in 2016.

RC suggested professional assistance was needed to ensure the views of SG members could be set out clearly in a policy for Cox's Field that the community could consider and comment on during the consultation process.

Although informal advice suggested SG members should identify an alternative site, agreed by consensus amongst SG members, it was suggested by a majority of SG members that this was likely to raise concern with landowners and the community. It was agreed that this matter should be postponed pending further consultation.

DF requested SG members to give due consideration to the long-term consequences of development on Cox's Field as an only choice without first considering alternative sites. RC advised that if a consensus could not be agreed on the issue of development on Cox's Field, a vote amongst SG members would be required to allow progress on this matter.

NP Policy-Writer

Following the last SG meeting in February two enquiries for a policy-writer had been forwarded to candidates in an attempt to comply with the PC requirement to obtain a third quotation.

RC reported that, to date, a third quotation had not been secured.

AP provided details of online policies from Ugborough PC and suggested these examples could be utilised by Strete NP.

RC commented that this had previously been attempted only for the work completed to be considered unacceptable by SG members.

RC commented this suggestion would likely delay an early completion of the NP.

Evidence exists of NPs taking several years to complete as the result of inexperience and a failure of NPs to meet the presentation and content criteria expected by an Examiner.

Discussions took place about the appointment of a policy-writer in the eventuality of a third quote not being received by the next PC meeting on 16th March 2017.

It was suggested that, as evidence exists of candidates not responding with quotations to the enquiries sent out, PC Standing Orders should permit a vote to be taken on selecting a candidate from the two quotations received.

SG members voted unanimously in support of appointing a policy-writer without further delay to allow progress of the NP to proceed.

AOB

RC advised the consultation period for the Plymouth and South West Devon Joint Local Plan would commence on 15th March and finish on 26th April 2017.

The Guildhall in Dartmouth is the local venue for this on 20th March from 3pm until 7pm.

At each event a Strategic Planner will be present alongside a Locality Officer. The public will be able to see maps relating to their area and be given advice on how to construct their comments to the inspector.

The meeting closed at 9:00pm.

The next meeting will be Wednesday, 5th April 2017, at 7:30pm in the Parish Hall.