

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

Minutes of meeting held in the Parish Hall at 7:30pm on Tuesday 6<sup>th</sup> September 2017.

Administrator - Ralph Clark

Steering Group Members:

Pam Wills	Kate Gill	Mark Hanson
David Ferguson	Graham Campbell	Andrea Phillips
Andy Pound	Claire Smith	Liz Ferguson
Jeremy Swainston		

Apologies: Louise Newman Penny Penhale Jill Welham  
David Rothwell

Minutes of the meeting with Mr Dixon of Strete Estate held on 9<sup>th</sup> August 2017 consisted of the report and presentation submitted by RC at the meeting. This and the correspondence subsequently received from Mr Dixon were accepted as a record of what took place.

### **Matters Arising**

#### **SEA Update**

RC informed the meeting that he had received email confirmation from the AECOM representative that the SEA Scoping Report will be out to consultation until the beginning of October. He expects to progress requirements in the meantime.

#### **Site Assessment Quotes**

RC informed the meeting that he had received two quotes to carry out the required site assessments on the two sites in the village offered for development.

One from Lee Bray and one from Richard Boyt.

SG members decided to award the requirement for site assessments to Richard Boyt on the basis of cost comparison. RC to forward the site assessment matrix provided by SHDC to RB as this has been advised as being the minimum requirements needed for a site in a NP.

RC to arrange dates and meeting with RB to provide CD of Strete Estate the opportunity to provide evidence and representations to RB as stipulated in his letter dated 11/08/2017.

#### **Mr Charles Dixon Meeting & Correspondence**

The purpose of the meeting was for SG members to discuss and respond to the points contained in the email letter received from Mr Dixon dated 11/08/2017.

Although emails received from SG members who were unable to attend the meeting had been circulated to all members prior to the meeting, RC was asked to read them out.

The emails referred to the request from CD for Strete Estate to attend SG meetings as a member and take part in on-going discussions.

Some members are of the opinion that unless Strete Estate is represented at SG meetings to comment on the aspirations and policies of the NP it is possible that land offered for development maybe withdrawn.

Based on the points contained in the letter from CD, some members are of the opinion that

the inclusion of Strete Estate as a member of the SG may result in the Estate seeking policy decisions and community aspirations incorporated into the draft plan to be removed and replaced with terms agreeable to the Estate as a condition for housing development.

After an exchange of views, some of which were 'heated', it was agreed that Strete Estate would not be offered a position as a member of the SG. It was agreed that should matters of particular interest in connection with Cox's Farm Fields be included on future agendas, then CD would be invited to attend for that aspect of the meeting.

The issue of housing development having been planned many years ago on Cox's Farm Fields was raised and discussed by group members.

RC referred to previous Parish Council proposals circa 2000-2005 and enquired from members at the meeting, who were involved at that time, why the housing development proposal did not take place. RC also referred to a survey of community members undertaken at that time and enquired if any results were available as this may provide a reason for the proposed development not proceeding.

No answers to the points raised were offered.

RC expressed a view that support for development on part of Cox's Farm Fields should not be held up on matters associated with preferred access or preferred part of the site for the agreed number of new homes.

Members were advised to consider these issues and to prepare for a possible secret vote at the next meeting that will provide necessary direction to enable the NP process to move forward and closer to conclusion.

RC referred to advice received from SHDC and Lee Bray in connection with the condition points in the letter received from CD.

Members present were unanimous in their decision to maintain the policy restricting new homes to permanent residence only with no second home / holiday home ownership.

Members present agreed that Local Green Space / Open Space designation would not be necessary for the undeveloped area of Cox's Farm Fields as Strete Estate have stated they will continue to use this area in agriculture.

Members present confirmed that a village car park, as part of the proposed development, was not a condition of the development plan. This is an aspiration that will benefit the community that will be introduced in future potential negotiations.

It was also acknowledged that the issue of viability would influence the introduction of a village car park within any proposed development.

RC to prepare a draft response to CD for approval by SG members.

### **Hastoe Housing Association**

RC informed the group that a meeting has been arranged with Hastoe Housing Association for Tuesday 12<sup>th</sup> September 2017 at 11am in the Parish Hall.

The meeting closed at 8:30pm.

The next meeting will be Wednesday, 4<sup>th</sup> October 2017, at 7:30pm in the Parish Hall.