

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

Minutes of meeting held in the Parish Hall at 7:30pm on Tuesday 17<sup>th</sup> July 2018.

Administrator - Ralph Clark

Steering Group Members:

David Ferguson	Graham Campbell	Kate Gill
David Rothwell	Andrea Phillips	Liz Ferguson
Jill Welham		

Apologies:	Penny Penhale	Louise Newman	
Absent:	Pam Wills	Claire Smith	Mark Hanson

Minutes of the previous meeting held on 6<sup>th</sup> June 2018 were reviewed and approved.

### **Matters Arising - None**

#### **Important Views**

To qualify the issue of protecting important public views e.g. views from the village green, the coastal footpath and views from public benches in the village; the proposal from Lee Bray is to add an additional clause 3 to Policy **SNP1: Protecting the Landscape** with the following wording:

“3. Protecting the high coastal setting of the parish, including public views of the village from the sea and coast and views of the sea and coast from the village”.

In addition the ‘Start Bay Coastal Hinterland’ hyperlink from the DCC Planning and Landscape Character Areas Assessments is to be added to the ‘Supporting Evidence’ section of the Neighbourhood Plan section of Strete website.

This was agreed and the hyperlink has been actioned.

#### **SNP4: Low Density**

In accordance with the response recommendation from SHDC to the draft plan the wording in this policy is to be amended and a revised map that does not include land that has not been developed is to be produced. A revised map was circulated to members.

SHDC advised that the issue of low density would arise if a planning application is received in an area adjoining existing low density properties.

#### **SNP6: Settlement Boundary**

Members were advised that in the discussions with SHDC the view was expressed that the settlement boundary included in the draft plan opened up too many pockets of land for potential development. Whereas members understood land inside the settlement boundary was protected from unreasonable development, it did imply that development was acceptable. By excluding land from the settlement boundary, SHDC advised it was less likely that development would take place.

A map produced by SHDC that is included in the draft JLP was circulated to members showing a much tighter settlement boundary. It was agreed that this should be accepted.

### **SNP9 / SNP13: Consider Development Options**

With the revised settlement boundary limiting the land for development to Cox's Farm Fields members were asked to consider the option proposed by SHDC. This is to include the whole site for development as this would provide the 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 (to be determined).

Although the draft plan incorporated the 12 homes agreed by members as a method to obtain four affordable homes, SHDC response is for 15 homes to allow for 5 affordable homes. Members discussed the likelihood of 15 homes being increased if the whole site was included for development as the site is likely to be able to deliver more than 15 homes. Members expressed concern that the community's preference for 12 homes was being overridden by SHDC. It was agreed that a further meeting be arranged with SHDC to discuss the consequences for the following options:

1. to retain the status quo i.e. as per the draft plan;
2. development phasing of homes for the whole site from Lower Cox's Farm Field;
3. the production of a master plan setting out how and what development would take place prior to approval

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. However, this was likely to be subject to part of the pub car park becoming available to provide the enhanced visibility splays needed for safety.

### **SNP10: 2nd Homes Evidence**

GC informed members of the additional evidence he has incorporated into the existing evidence from research for principal residence that he has carried out. This provides evidence of 2<sup>nd</sup> home ownership in Strete of 22.5%.

Members of the community who responded with support on this policy in the draft plan with comments or the feedback forms was 63%.

All of the approved amendments from the response report together with those discussed and approved at this meeting will eventually be incorporated into the revised draft plan that will be circulated to all members of the community for a further six-week consultation period. It is hoped that more members of the community will take part in responding to the revised draft plan once it is finalised and distributed. Date to be confirmed.

### **Feedback Forms and Response Comments**

Due to the need for a further six-week consultation phase as the result of the changes made to the draft plan, the Response Report cannot be finalised and publicised. The new draft plan is likely to receive additional comments that will need to be incorporated into the final Response Report.

Feedback Forms were purely tick box without comments. It was agreed that these would be available to view by SG members only upon request.

The meeting closed at 9:30pm.

The next SG meeting will be Wednesday, 8<sup>th</sup> August 2018, at 7:30pm in the Parish Hall.