

STRETE NEIGHBOURHOOD PLAN – STEERING GROUP MEETING

Minutes of meeting held in the Parish Hall at 7:30pm on Wednesday 9th January 2019.

Administrator - Ralph Clark

Steering Group Members:

Kate Gill	Penny Penhale	Graham Campbell
Andrea Phillips	Louise Newman	Jill Welham

Apologies: Pam Wills David Rothwell

Minutes of the previous meeting held on 5th December 2018 were reviewed and approved.

A379 Traffic Speed Survey

RC submitted details of the traffic speed survey report to the meeting. This identified an 85% speed percentile southbound of 24.4 mph and 21.9 mph northbound. RC confirmed the information had been passed to Richard Jackson of Devon Highways who had subsequently provided details of the required visibility splay at the access to Cox's Farm Field. The following is the information provided:- 27m northbound 'y' distance (nearside of the road) x 2.4m 'x' distance x 33m southbound 'y' distance (nearside of the road) x 600mm height above grass (750mm height above a wall). This detail is to be included in the Supporting Evidence for A379 Access to Cox's Farm Field.

Response Report Update

RC submitted updated details of the Response Report to the meeting. AP queried the inclusion of three anonymous comments received. RC advised that, following discussions with Lee Bray, it was considered that the comments justified inclusion and that, together with an appropriate response, they would help demonstrate to an examiner that we had responded professionally in all consultation matters received. The updated Response Report was accepted.

Policy SNP8 – Revised Wording

RC submitted details of the revised wording for SNP8: Housing Development Site at Cox's Farm Field. This follows comments received including those from SHDC and Historic England as detailed in the Response Report. The changes relate to the following:-

1. 4.8 – following changes to the settlement boundary, the site is the most sustainable location for development in the village.
2. 4.9 - justification evidence to increase the number of homes from 12 to 17 based on the affordable housing need over the plan period for 5 homes.
3. 4.10 – clarifies the number of car parking spaces in the proposed village car park.
4. 4.11 – clarifies that the two access points between The Plat and A379 are to be connected.

Policy wording confirms that any development should conserve and enhance the Conservation Area and designated heritage assets.

A379 Access – Supporting Evidence

RC informed the meeting that following a site meeting with Duncan Smith of SHDC it was agreed that supporting evidence detailing the issues regarding access to Cox's Farm Field from the A379 near the Kings Arms car park should be included with the plan. RC submitted details of relevant evidence to the meeting.

This included:-

1. A379 traffic speed survey details and the required visibility splay
2. Details of the possible need to re-align part of the stone wall on the north side of the access within the Conservation Area including reducing the height of the privet hedge to 750mm
3. Comments received from SHDC Conservation Officer in respect of the possible re-alignment of part of the stone wall
4. The possible re-location of the electricity sub-station close to the access (plan attached)
5. The need for a developer to address any possible impact on the Conservation Area in a planning application that would be submitted for approval to SHDC planning department, in the event of the site being offered for development by the landowner

SHDC confirmed their support for the evidence as part of the NP for inclusion with Reg 15 submission documentation. However, SHDC pointed out the possible risk of the examiner considering there was insufficient evidence and may ask for more. RC suggested that if more specific evidence was requested arrangements could be made for this to be addressed.

The revised wording for SNP8 together with the A379 - Supporting Evidence was accepted.

Submission Version of Strete NP

RC presented a revised SNP that included all the agreed changes. This was approved by members attending the meeting. RC confirmed this would be submitted to SHDC together with the Statement of Basic Conditions, Statement of Consultation, Strategic Environmental Report, Screening Report for a Habitats Regulation Assessment, Monitoring Framework, Sustainability Appraisal and the Response Report in accordance with the requirements of Regulation 15.

Consultants On-Going Involvement

Following the submission of the plan for examination by SHDC any comments that may be received from the examiner may require the assistance of Lee Bray to provide an appropriate response.

The meeting closed at 9:00pm.

Should there be a need; the next SG meeting will be Wednesday, 6th February 2019, at 7:30pm in the Parish Hall.