

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Draft Minutes of the meeting held in the Village Hall on

Thursday 12th October 2017

In attendance

Peter Fenwick (Chair) Richard Harris, Tony Rowe, Michael Webster, David Watts, Tom Morris, Matt Stevens, Dr Edward Lovesey, Andrew Houghton, Paul Bedford

1 **Apologies**

Cathy Mittler, Nick Chisholm-Batten & Olga Ager

2 **Minutes of 7th September 2017** – these were confirmed as accurate and approved.

3 **Matters arising**

Action – PF to circulate Teignbridge policy on self-build

4 **Progress on**

- **Greenspaces / proposals & audit**

EL described the detailed written assessments and photographic recording underway on locations numbered 1-11.

Action – PF to contact N C-B who has offered to help the sub group

DW noted:

the relevance - to this group - of information on the Paignton Forum website regarding the appeal decision relating to *Kemmings Linhay*, link below: and

Suggested that policy in the plan should refer not just to 'protection' but to 'enhancement'

[http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2017-07-13%20Linhay%20Appeal%20Dismissed%20\(P-2016-0648\).pdf](http://www.paigntonneighbourhoodplan.org.uk/PDF/Documents/2017-07-13%20Linhay%20Appeal%20Dismissed%20(P-2016-0648).pdf)

- **Stoke Gabriel Community Land Trust**

TM presented an update report on progress – copy attached and introduced Matt Stevens, a member of the CLT.

With regard to the costs associated with setting up the CLT PF will write to SHDC's David Parkes and Planning Committee member Hilary Baston urging them to provide financial assistance

Action – PF

- **Housing allocation/Sustainability assessment**

Being addressed by RH and N C-B.

PF to seek confirmation regarding current sites still in SHDC proposals

Action – PF

5 **Social media / web-site design**

Designers / hosting companies for consideration are to be sought.

Action – PF to contact the designer who produced the questionnaire

Action – T M to provide details of the company engaged by the CLT

6 **Writing the Plan and Allocation of Tasks**

See next page for details of the contents and allocated tasks

AH offered to collate and provide an overview of the text supplied by the contributors

Themes for Policy Development

Second homes - to assess likely numbers - TR & AH are to combine SHDC electoral role and Council Tax information on an Excel spreadsheet

Action - TR & AH

Regarding policy to restrict the numbers of second home ownerships to be included within the Plan DW suggested looking at the St Ives, Cornwall adopted plan (work which was – in part – undertaken by N C-B).

7 **AOB**

DW drew attention to the recent central government white paper regarding Affordable Housing

Action - DW to supply information

8 **Date of next meeting**

Thursday 9th November – 6:30 in the Village Hall

Writing the Plan and Allocation of Tasks

Introduction

1. 'Designation of the NP area -RH
2. Timetable and management - PF
3. Background to the NP - PF
4. The NP area -RH
5. History of the Parish -MW
6. Population and demographic- PB
7. Community Engagement -PF
8. Strategic Environmental assessment -NCB

Vision & Objectives

1. Vision-CM
2. Objective –CM (10 WORD OBJECTIVE)

Themes (for Policy Development)

1. Housing -Sites-Allocations-self build-type & tenure-phasing –windfalls-2nd homes- design code - RH/NCB, 2nd homes detail –TR/AH
2. Local Employment Space– policy with evidence – NCB/CM
3. Community Infrastructure-roads, transport,parking,sewage,river access -NCB
4. Community facilities – maintenance- new requirement -MW
5. Green & Blue Infrastructure / green spaces/ footpaths/ links to adjacent plans/recreational facilities etc. –EL/OA/NCB
6. Environment/landscape-historic, biodiversity, flood, conservation area/ Renewables/ community energy – EL/OA/NCB
7. Transport – statement -?-?? MUST BE LAND USE –CAR PARKS?
8. Communications-connectivity – mobile mast sharing – broadband speed –OA/AH

Progress of
Stoke Gabriel Community Land Trust
Oct 2017, Tom Morris.

There's been a lot going on over the last month! As you can see we have now changed from the "Affordable Community Build Group" to the **Stoke Gabriel CLT**. This has been our intention from forming a sub group within the neighbourhood plan group.

After obtaining Stage 1 funding from the CLT Network we had a scoping meeting at the end of September with Alison Ward from the Network (Minutes available). This helped us benchmark against other successful CLT's and provide guidelines and funding possibilities going forward.

We all agreed during the meeting that we are a **community organisation**, and that by incorporating into a **Community Benefit Society** legal structure we will have strength, structure and legitimacy going forward.

We have now completed the application process for stage 2/3 funding (up to £4000) which will pay the £500 incorporation fees, and £500 towards our official website development and hosting www.sgclt.org.uk

Alongside this we have also had a meeting with SHDC and Mike Pearce over the land, and how we move this forward. SHDC have employed Andrew Kirby (Was LED Architects, now Andrew Kirby Architects) to produce a scoping document that can be used to approach the trust for road access, and internally within SHDC to get a view from all the various planning departments there.

We also, as SGCLT, had a meeting with David Parkes allowing him to explain the thought process at SHDC, and how he intends to help our group moving forward. He said it's the right time, place, size, and group already formed. Parish Council and Neighbourhood Plan are linked into it which is what SHDC would want to see going forward. Quite a rare occurrence that all of these factors are lined up. Very keen to help support the project.

We have placed an article within the November Parish News detailing what a Community Land Trust is, and our formation as Stoke Gabriel CLT. This is the start of a wider village involvement once we are formally established.

Group members continue to raise awareness, and to be open to constructive feedback from the village community, operating in a democratic, professional manner.