

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Draft Minutes of the meeting held in the village hall on **Thursday 14th June 2018**

Attendance: Peter Fenwick, David Watts, Mike Webster, Andrew Houghton,, Tom Morris, Chris Roach

- 1 Apologies: George Ord, David Hazelton, Richard Harris, Cathy Mittler, Tony Rowe, Olga Ager, Nick Chisholm-Batten
- 2 Minutes of the meeting of 10th May agreed and approved.
- 3 Matters arising:
 - Housing – Policy statement – discussed in main meeting
 - PF to write article for Parish News about Local Businesses – reviewed & OK'd

Outstanding Actions:

- Draft of NP designation and area docs to be circulated - RH
- 4 Plan Writing
 - Green Spaces – Andrew Houghton working with Olgar to finalise the contribution
 - Businesses – Cathy Mittler provided written report which will be updated in June/July. Parish News article to solicit further inputs in July issue.
 - Housing – Draft 'call for sites' document reviewed in line with current expectations of the JLP (Around 10, which in SHDC language means minimum, over **20** years)- amendments proposed to reflect aspirations of parishioners (small numbers, affordable, local needs eg bungalows)

Action: PF to circulate proposals & discuss with NCB, PB,RH for review at next meeting.

Outstanding action: NCB to investigate call for sites criteria adopted by other NPs whether these be prescriptive of have parameters within which development could take place.

- Existing working groups – list to be reissued – we need inputs + formation of a ‘drafting team’ –AH, PF + other

5 Website

- PB met with Paul Reed – inputs provided - should be ready before next meeting

6

Joint Local Plan Update –ppt presentation provided (attached) - this presentation extracts the inputs (applicable to Thriving Towns & Villages of which we are one) from files detailing all major & minor changes submitted to the Inspectors. The complete changes have been submitted to the Council to enable delegation of authority (which has been agreed) to progress the plan quickly. ‘It is possible, however, that the Inspectors will require other main modifications, but Officers cannot at this time state with certainty what these will be. Following receipt of the Interim Report the JLP will be revised to include all necessary main modifications and will then be the subject of formal consultation. Following this six week period the Councils will collate and forward to the Inspectors any representations made during the consultation period. The Inspectors will consider the representations before issuing a final report.’

7. SGCLT update – see appendix.

8. AOB – Useful document ‘Neighbourhood Plan Guidance for Examiners’ NPPF 74 & 77 could apply to green spaces.

9. Date of next meeting

Thursday 12th July 2018 in the village hall, 6:30pm

Appendix 1

Progress of the Stoke Gabriel Community Land Trust (SGCLT) June 2018

Since the village show we have been continuing our objective of finding a suitable build site. The request for land by the NP group in the May parish magazine has yielded no responses. As some members are aware we have also written to David and Amelia with regards to Yellands Farm. This was then followed up by a letter from SHDC as no response was received.

This site along with Crownley lane where the two sites mentioned in the JLP as having “limited constraints, or constraints which can be overcome”. We have therefore seen it sensible to contact the landowners asking if it is possible or not, within the financial restrictions we are working with. It now appears neither site is going to be able to be progressed.

Alongside this we have also been working closely with SHDC in shaping the support we are going to need. The council holds a £1.88 million Community Housing Fund, of which we are eligible. This however is not as critical right now as help and expertise in finding and developing a site. At this time SHDC are building capacity within their team, and also forming a plan which could include progression of sites to planning permission, build/finance and mortgages.

Within our management structure we now have Paul Bedford join us as a co-opted board member who brings a wealth of experience in the processes we are facing as we move forward. We also have a qualified secretary (Carrie Winnall) who can ensure all our meeting minutes are kept correctly, manage our bank account/financials, and help in arranging meetings.

Marie has been busy talking to the ICO (Information Commissioners Office) about GDPR (General Data Protection Registration) and Privacy Notice for the SGCLT as we hold personal data from our housing applications, and share offering.

We are due to meet as a full board with SHDC over the next few weeks to talk through how we can work together to bring affordable housing to Stoke Gabriel. We are open to constructive feedback from the village community, operating in a democratic, professional manner.