

STOKE GABRIEL NEIGHBOURHOOD PLAN

STEERING GROUP

Draft Minutes of the meeting held in the village hall on Thursday 14th March 2019

Attendance: Peter Fenwick, Mike Webster, Andrew Houghton, Nick Chisholm-Batten, Tom Morris, Paul Bedford

1. Apologies: David Watts, Chris Roach, CathyMittler, Helen Kummer,Richard Harris, George Ord

2. Minutes of the meeting of 14th February 2019 agreed and approved

3. Matters arising:

Still outstanding

- **Draft of NP designation and area documents to be circulated – Richard Harris is revising this element of the plan and will circulate when ready.**
- **PF actions regarding uploading documents on web-site**

4. DROP-IN EVENT - revised update.

-Action for Tom Morris to discuss with Cassandra Harrison regarding the summary of the drop-in event – Cassandra is the decision maker on this. (Sue Southwell has left Devon Communities together)

5. PLAN WRITING

- **Objectives and Policies**
 - **Agreed to arrange meeting outside main meeting to move this forward – NCB/RH/PB/PF**

(The format for policies needs to be:

- **Current situation**
- **Community opinion (evidence based))**

- **Discussion regarding Foul water & SWW**
– Action to involve Leaf Lovejoy. (DW provided the following e-mail -I would be reporting that Leaf has been making good progress with South West Water on sewerage and surface water matters of mutual interest to both our NP areas.

- **GREEN SPACES – Helen Kummer provided the following –**

‘Re LGS, due to a number of reasons, including Half Term and family commitments, we've not been able to make much progress, but will be back on track soon.

As quite a few of the proposed LGS in the Audit have not been assessed, and there are additional sites which need to be included, such as the green spaces within new developments (from Rows Meadow onwards) compiling a 2nd. draft entails much more work than I originally envisaged. However, we are committed to doing this, and in the shortest time frame possible. When complete, I'll add it to the memory stick you lent me.'

6. SGCLT – see appendix

7. AOB – none

8. Next Meeting Thursday 11th April.

Appendix 1

SHDC working in collaboration with South Brent CLT. SHDC is project managing & funding the scheme to enable 12 serviced affordable plots to be transferred to the CLT to facilitate custom build. There will be 5 open market homes to help cross subsidise.

Progress of the Stoke Gabriel Community Land Trust (SGCLT) March 2019

News Update

Land

As the group are aware, the SGCLT is being held back due to no land. Another way to combat this is to look at plots already holding planning permission which could be purchased (with Homes England Grant/SHDC CHF) to then be re submitted into planning with a new “affordable” scheme. Exception planning site on the edge of St Ann's Chapel. SHDC working in collaboration with Parish Council to deliver 11 affordable homes

This has several advantages in that the precedent has already been established, the Ecology, Topo, services work has been completed (Saving £50K). There are currently two sites in the village at four cross (£1m) and Vicarage Close (£600K).

Other Projects

I thought the group might be interested in seeing the design of two affordable housing schemes currently in planning:

South Brent



St Anns Chapel (Bigbury)



We are open to constructive feedback from the village community, operating in a democratic, professional manner. Tom Morris and Marie Howard (SGCLT Directors), Paul Bedford, Derek Richards and Jeremy Burgess; (co-opted SGCLT Board members)