

MINUTES OF THE MEETING OF THE NEIGHBOURHOOD PLAN WORKING GROUP HELD AT THE PARISH ROOM, BUCKLAND NEWTON ON MONDAY 10 NOVEMBER 2014

Present: John Baker, Nick Baker, Jacqui Cuff (Chair), Chris Hildred, Trevor Marpole, John Nell, Chris Osmond, Maree Pollard, Cathy Shippey (Minutes), Tom Shippey, Andrew Stone, Lin Townsend, Steve White and Jane Willis.

Declaration of Interests:

John Baker and Nick Baker declared an interest in Plots 9 & 10 and were excluded from the room for discussions and voting on Plot 10

Neither John Baker nor Jacqui Cuff voted on any of the plots due to their involvement in discussions with landowners.

Minutes of the Last Meeting were approved.

Matters Arising:

JW requested clarification on whether or not any house listed as being for use by the elderly or disabled would be 'tied' for this purpose only. JC said this hadn't been decided, but that if people had land to build on for this purpose, then that is what they would build on it, so that larger houses would then be freed up for larger families. JC to check on this issue. **Action: JC**

SW queried the number of houses planned for Plot 16 as two or four. JC clarified that there are four homes proposed, one pair will definitely be in the draft plan, the second pair in the northern part of the plot is subject to Flood Risk Assessment (FRA) i.e confirmation will be required in the form of a specialist report, to demonstrate the second pair is not topographically at risk of flooding.

There was only one landowner who asked for their site, Plot 17 Cowleaze, to be reconsidered on the grounds that the information presented to the community during the public consultation, regarding the access was not properly specified. Those present at the previous meeting had been informed regarding the access but had decided that based on proximity to the corner, it was still hazardous, the property is outlying and numbers of proposed open market homes were already oversubscribed. The working group discussed the site further and a vote was held with majority against putting Plot 17 in the draft plan.

Housing Sites to Go Forward to the Draft Plan Stage

The Chair indicated the purpose of the meeting was to review the outcomes from the meeting on 6th October 2014, following further discussions with the relevant landowners and to ensure every aspect regarding each plot has been given due consideration. The reserve list was also to be decided upon together with resolving issues around phasing of the developments.

It was explained that the proposed target of 30-60 homes over the next 15 years as determined by the feedback from the 2012 consultation, would also include a

number of properties that may be developed within the existing Defined Development Boundary, in the region of 10 to 20 homes, although there is no indication that all or any of these may be built. The same also applies to those properties going forward in the draft plan.

Plot 1

JB had discussed this site with Derek Sherry, the landowner, who agreed the present plan allows building too far up the hill. It was suggested a reduction to one bungalow rather than the proposed two and that it should be located alongside the two pairs of semi-detached houses parallel to the road.

JB reported that Mr Sherry would like to demolish the chicken house on the site, and re-direct the footpath alongside the hedgerow at the rear of the field.

It was proposed, seconded and agreed that one pair of semis should be planned as affordable, and the other pair plus the bungalow as open market housing.

JB to redefine the plan for this Plot in consultation with Jo Witherden.

Action: JB

Plot 2

Two bungalows are planned in the southwest quadrant of this site, which has an elevation similar to Plot 1. These would be open market dwellings, with garages built within the area of this quadrant.

TS asked to see the definitive set of figures on the 'Yes/No' responses to this site. AS said that if only one property was planned, good use would not be seen to be made of the site according to the Neighbourhood Plan; and NB said that dealing with excess surface water runoff issue would be more viable with two properties, as agreed at the last meeting.

It was proposed, seconded and agreed that two bungalows be planned for Plot 2.

Plot 3

It was agreed that four houses be planned for this site.

Plots 5 and 6

It was proposed, seconded and agreed that six affordable houses be planned on Plot 5, and that four open market houses be planned for Plot 6.

Plot 7

It was proposed, seconded and agreed that three affordable, and three open market properties be planned for this site.

Plot 9

The plan for this site is for two open market houses and one affordable property, but this is dependent on a FRA. This was proposed, seconded and agreed subject to two of the properties being confirmed as not at risk of flooding.

Plot 10

Just one open market property is now planned for this site, as a “smaller house designed for the elderly or disabled”, otherwise known as a ‘lifetime home’.

JW asked if such houses could be extended. JC replied that a stipulation that they could not be extended could be put in place if that is what the Working Group decided. It was proposed, seconded and agreed that one house be planned for this site.

Plot 16

One affordable house plus one open market property had been approved on this site. In addition, one affordable house and one open market property are subject to a FRA. It was proposed, seconded and agreed that four houses in total are planned for this site, subject to the outcome of the FRA.

Plot 18

It was proposed, seconded and agreed that one property for use as a ‘smaller open market house designed for the elderly or disabled’ will be planned for this site.

Plot 19

It was proposed, seconded and agreed that four homes are planned for this site.

Reserve List

SW proposed striking out the Reserve List of sites as unviable, it was then decided to deal with each site separately and vote accordingly..

It was proposed, seconded and agreed that Plot 15 would be removed from the Reserve List on the basis of its location.

It was also proposed, seconded and agreed that Plot 20 should be added to the list of ‘Sites Going Forward’ to the Draft Plan.

The Reserve List is therefore now nullified.

Phasing of Site Development

Phasing is planned as follows:

Phase 1 – 2016-2020 Phase 2 – 2021-2025 Phase 3 – 2026-2031.

The question is: do we phase the building of properties, or act organically? It was agreed that a balance between construction of affordable homes and open market homes should be maintained. JB remarked that it is difficult to get a balance: is it better to ‘infill’ or to ‘extend’ the village first? CH said that the process of building itself would cast ‘blight’ on present homeowners, so therefore the quicker the better.

JB and NB volunteered to produce a coloured map and details of proposed developments in order to facilitate decision-making regarding phasing.

The Public Consultation Outcome

JB said that the Group can move forward on issues where the vote was significantly positive, eg. housing design and materials, which produced a positive outcome of 81%.

CH felt there is a need for sheltered housing, or even a nursing home for an ageing population. JB said that although it has been mentioned previously, it is highly unlikely to be a viable commercial proposition due to distance from medical and other services etc.. MP said it could be made part of the Group’s policy to be open to building retirement homes, under the ‘Business’ section of the Plan, in the event that an organisation would be interested in investing in a retirement/nursing care facility in the area, providing a suitable site is available.

The feedback from the public consultation was not conclusive enough to determine a need for specific additional policies for renewable energy, plus employment and business. These issues are already significantly covered in the emerging Local Plan and do appear to meet local requirements.

The policy on green spaces at present needs to be investigated further to clarify specific locations and suitable policy wording.

The issues of the tennis court and signs for businesses, HGVs etc. can go forward to the Draft Neighbourhood Plan also.

We will be working with Jo Witherden, formerly our WDDC liaison officer, to prepare written policies on the above, to go into the Draft Plan. These will be put to the Working Group and Parish Council for discussion and approval to go into the Draft Plan in preparation for yet further public consultation.

It was proposed, seconded and agreed that these actions are acceptable.

Date of Next Meeting

The next Meeting will take place at 7.30pm on 18 November 2014 in the Parish Room.

The Meeting closed at 10.20pm.

CS 11/11/14