

Minutes of the Neighbourhood Plan Steering Group (NPSG)

Tuesday 29th June at 7.00pm, Jephthah's Garden, Staverton

Present: NPSG Members: Alison Alexander (Chair), Mike & Cheryl Loverock, Tom Lowry, Andrew Mogford, Bruce Thorogood, Ed Vidler and Ian Catherall

Attending: Karen Smith (Clerk)
and 1 Member of the Public

1) Parishioners Time – Nothing raised

2) Declaration of Interests and Dispensations relating to particular Sites

- Alison Alexander (Chair) declared a financial interest in Site 8.
- Ian Catherall declared a financial interest in Site 4.
- Tom Lowry declared a personal, non pecuniary, interest in Site 21.
- Bruce Thorogood declared a personal interest in Site 13, being his next neighbour; also in Site 8, being across the road (non visual); and also in Site 10, being across the valley (visual).

3) Site Allocation

With the aid of three large Parish maps, discussion focussed initially on re-drawing the settlement boundaries.

Memory X

Although not regarded as a sustainable settlement by the JLP, the NPSG's justification for including Memory X is as follows:

- A recognised named settlement with its own identity
- A coherent grouping of 31 houses (including planning permissions), and clearly the 3rd biggest settlement in the Parish.
- On main road through Parish (a bus route)
- Proximity of Landscope School
- Allows development to be spread a little

Proposed by Bruce, seconded by Ian:

- draw development boundary closely around existing settlement, not to include Site 3 & Site 29
- Sites 3 & 29 are considered Exception Sites and are to be considered as such, being adjacent to the development boundary.

All in favour.

Landscape

Ian declared a pecuniary interest here and abstained from the debate.

Proposed by Mike, seconded by Bruce:

- draw development boundary closely around Site 28, to include all existing dwellings within Woolston Green, and extend the boundary to include part of Site 1 to allow 6 dwellings
- allocate 14 dwellings (Site 28) and 6 dwellings (Site 1) meeting JLP target of 20 dwellings for Landscape.

Justification for this approach being to protect Woolston Green from being vulnerable to further development.

7 in favour. Ian abstained from the vote.

Staverton

Alison declared a pecuniary interest here and abstained from the debate.

Proposed by Mike, seconded by Tom:

- Draw development boundary around part of Site 8
- Allocate x 2 dwellings (Site 8), insisting on service road and footpath inside hedge
- Leave Site 13 and Site 15 to come forward as Exception Sites
- Although adjacent to the development boundary, Site 10 is not favoured based on visibility impact, steepness of site and inappropriate access

Justification for this approach being there exists suitable land surrounding the development boundary which is subject to punitive covenants until 2034. It is anticipated that the removal of these covenants would allow more land to be put forward for development in the future.

6 in favour. Alison and Andrew abstained from the vote.

Next Steps

- Alison to write to Lee and explain rationale behind allocation of 22.
- Lee to re-do Housing Policy. Alison to ask for 'Shropshire Policy' to be written into Plan – to be made our Exception Site Policy, with all references to Shropshire dropped. (Tom to input as necessary)
- Alison to clarify Lee's timescale and no. of hours to complete
- Tom to draw the proposed new boundaries on our maps.
- Provide map of land/fields owned by Church Commissioners and now subject to covenants and template clause (Duncan needs to see)
- Get to Reg 14 stage and then consider 2nd opinion (overview by Neighbourhood Champion)
- Arrange next NPSG meeting when Lee completed Plan (landowner comms to wait for written Plan completion).

Meeting closed 9.00pm
Karen Smith, Clerk