

Minutes of the Neighbourhood Plan Steering Group (NPSG)

Monday 6th September 2021 at 7.00pm - The Court Room, Staverton

Present: NPSG Members: Alison Alexander (Chair), Mike & Cheryl Loverock, Ed Vidler and Ian Catherall; Bruce Thorogood (from Finance onwards)

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

1) Parishioners Time – the question was raised as to how proposed new planning laws might affect NP's? Alison confirmed that at this stage, it is not known how/if NP's will be affected.

2) Apologies – Andrew Mogford and Tom Lowry

3) Approval of Minutes – the minutes from 29/06/21 were approved.

4) Matters Arising

- Alison to contact Tom regarding map showing new boundaries
- Group have decided not to produce map re Church Commissioner land requested by Duncan

5) 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.
- 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).

6) Finance

Ed has applied for the remaining £1700 of the £10k grant available from Locality. It was Ed's view that once this grant is confirmed, the group should apply for funds from the additional grant for which he believed they are eligible due to allocating sites.

Jason at SHDC has quoted £600-£1000 to get the Plan printed.

It was judged that another 20 hours work + a day of 'incidentals' might be expected from Lee.

- Alison to clarify who pays for any alterations and re-printing which might be necessary.
- Alison to clarify if it is expected that all households in the Parish get a printed copy, or whether digital format is acceptable for the majority.

7) Consideration of Draft Plan – Housing Policies

The group ran through Section 4 of the Plan (page 13 onwards). They were happy that Lee is using ONS instead of Zoopla and were in agreement with his re-wording of 4.4. Referring to the sites as numbered in the Plan as Lee suggests was fine. No changes made, other than 4.13 'is' should read 'in' on the first line.

SNP 4 – Housing Development

Lee's points under 1) were understood and the NPSG were happy with all of Lee's wording under Housing Development. It was noted that Point 2 is inconsistent with the Evidence Paper, which

includes Site 10 as an allocated site – the NPSG are aware however that the Evidence Paper requires a full update as it was written back in February.

SNP 5 – Affordable Housing and Single Plot Exception Sites

After much debate it was agreed Lee's wording under 3a) was better, but the group do wish to retain b, c, d.

- Ian will investigate the size of gardens proposed on Site 28 to take a view on the sizing being stated at 0.1ha.
- Incorrect comma to be removed under 4.16.
- Everyone to look at ALL of Lee's **RED COMMENTS** and confirm happy before Alison returns to Lee.

8) Consideration of Lee's Basic Conditions Statement & Evidence Paper

The Evidence Paper was addressed first:

- Bruce noted Clause 8 should read Riverford Organics, rather than 'Farm'.
- Clause 16 needs revisiting in regard to the location of the Ford. This may affect the preamble in the Plan too. The parishioner present indicated that this matter has already been picked up in an email to Lee and will forward copy to Alison.
- Wording of Clauses 17 & 18 need addressing.
- Clause 21 was disputed in terms of the cluster noted around the Church & School. The group did not agree that the dwellings belonging to Tidwell and at Hill House warranted a cluster. Memory X should be mentioned as a separate sustainable cluster under Clause 21.
- Clause 32 should only refer to Site 8, not Site 10.
- Clause 37 needs deleting.

It was agreed that the Evidence Paper requires a full update to bring it in line with the Plan and new decisions around Memory X etc. Lee to update Evidence Paper and then the NPSG to revisit.

In its present form the group felt that the Basic Conditions Statement devalues what they are trying to achieve, so this will be re-looked at next meeting. A Business Section still needs adding.

9) Open Meeting – pre Reg 14

- All agree the Plan is likely to be rejected by SHDC, and that it is important that this expectation is communicated to the Parish. It is hoped the full support of the Parish behind the Plan will add some weight to it. The group agree there will be no further compromise on their part.
- Timing likely to be January 2022 – Visual presentation followed by Q&A Session and a mechanism for capturing feedback. Consider an explanatory covering letter?
- Alison to ask Lee if it is a legal requirement to have a physical meeting (potential Covid issues)? Online/digital route may be considered if allowed.

10) Correspondence - None

11) Date of next meeting – Monday 27th Sept, 7.30pm in the Court Room, Staverton

Karen Smith, Clerk