

## Minutes of the Neighbourhood Plan Steering Group (NPSG)

**Tuesday 16<sup>th</sup> November 2021 at 7.30pm - The Pavilion, Staverton**

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

**Attending:** Karen Smith (Clerk)  
and 2 Members of the Public (1 present for Parishioners Time only)

- 1) Parishioners Time** – the owner of Site 8, attending as a Parishioner, confirmed their recent decision to delay any development until after 2034 when the restrictive covenant will be lifted.
- 2) Apologies** – Ian Catherall. Alison later confirmed Tom Lowry had given apologies too.
- 3) Approval of Minutes** – the minutes from 27/09/21 were approved.
- 4) Matters Arising re Open Meeting**
  - Cheryl has booked Staverton Court Room for 29/1/22 and Landscope Victory Hall for 30/1/22. The invoice for usage of the Victory Hall will be sent to the Clerk.
  - The NPSG will handle the publicity maildrop to ensure it is comprehensive. (Royal Mail works on postcodes which do not match parish boundaries.)
- 5) Declaration of Interests and Dispensations relating to particular Sites**
  - Alison Alexander (Chair) declared a financial interest in Site 8.
  - 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 will take the application forward for the next grant. It is anticipated that £5k will be required.

FROM HERE THE AGENDA WAS RE-ORDERED

### **7) Business Site Assessment – Site 30**

The group scored the site against agreed criteria:

Setting in Village & Landscape	3
Ecological Impact	3
Heritage Impact	2
Nature & Topography	2
Access & Accessibility	2
Drainage & Services	3
Brownfield	5
Close to a Settlement	2
<b>Total</b>	<b>22</b>

The agreed consensus was that Site 30 was eminently suitable, available and deliverable as a light industrial site. It is viewed by the NPSG as the only deliverable business site in the Parish; there is a successful expanding business in the Parish wishing to use it; it justifies SNP15 and is a good site irrespective of the kind of business conducted. **Alison to convey points made to Lee.**

## 8) Draft Plan

The draft plan was revisited and these amendments are required:

- 2.2 – be specific on the distance of the bridge from the original ford
- 2.3 – add **farming**, cider-making & slate quarrying.
- 2.3 – St Paul de Leon dates back to 10<sup>th</sup>C and was significantly enlarged in the 14<sup>th</sup>C.
- 2.4 – amend 2 minor station stops to a station at [Staverton](#) and a halt at [Nappers Crossing](#). Landscope has a plant nursery rather than garden centre and mention the recent business additions of two wedding venues – Anran & Kingston House
- 2.6 – needs re-wording. The two focal points of the Parish are Staverton and Woolston Green. Of historic significance, rather than ‘particular, and then remove the 2<sup>nd</sup> reference to historic.
- 2.7 – ‘within’ not ‘with’.
- 2.9 – update average price again?
- The Vision Statement should read ‘the local and global environment’. Note - in later discussion regarding the Evidence Paper the Vision Statement was revisited.

It was agreed that once finalised, the Plan will require a full proof-read by the Clerk.

## 9) Basic Conditions Statement and Evidence Paper

- In 30) the word ‘opinions’ is duplicated, but this will be corrected under proof-reading. Otherwise happy in regard to Basic Conditions Statement.

All agreed the Evidence Paper needs further work.

- 5) 2050 should be replaced with the PC’s aspirational target of working towards net zero carbon by 2030.
- All agreed that the Vision Statement in the Draft Plan should be changed to the wording of the Vision statement in the Evidence Paper, including the working towards carbon neutrality by 2030.
- All corrections under ‘Local Context’ in the Draft Plan need replicating under ‘Local Context’ within the Evidence Paper. Cut and paste from newly corrected Plan.
- 16) should be rewritten based on comments around ‘local context’.
- 17) need to water down the two centres. Staverton Bridge is a secondary settlement. The history in the Evidence Paper MUST mirror the Plan. Remove all references to the heart of the village being around the Bridge (e.g. under 22)
- 18) reference Woolston Green/Landscape
- Fundamentally the Evidence Paper must support the NPSG approach for not having so much development in Staverton, or alternatively the only way to have development in Staverton is to have smaller sites.
- 23) needs replacing. Sites have been sought. The NPSG consider that there are a number of exception sites close to Staverton Village and the Bridge, which mirrored the historic settlement of the Parish and were in line with the wishes from the Community out of the 2019 Housing Survey. The NPSG would have liked to have seen these developed as exception sites, to help fulfil our need for affordable housing, as demonstrated in the 2019 Survey, but understand that they are not acceptable under current JLP policy.
- State that the NPSG do not consider Site 15 as a good site for various reasons: potential flooding risk; lack of parking; lack of affordability.

- 29) There should be more explanation around the existence of widespread restrictive covenants imposed by the Church Commissioners on most of the land surrounding the village which they formerly owned.
- 31) partial development of 6 houses.
- 32) insert a line after 32: It is to be noted that the original work of the NPSG, with the inclusion of exception sites, enabled us to deliver the 40 dwellings in the Parish, including the desirable number of affordable houses. Reiterate current policy is the barrier.

After these amendments, the Evidence Paper is to come back to the NPSG for a full overview.

#### **10) Open Meeting – pre Reg 14/Photos & Appendices**

- Cheryl to investigate banners.
- Two NPSG members to be nominated to go through photos.
- Alison to follow up email to Jason and ring.
- It was agreed to meet more often to meet January timescale.

**11) Date of next meeting** – will await return of final drafts from Lee before fixing. Alison will give Lee deadline of end November.

**12) Staverton Boundary – Site 8 and Reply CT** – Alison was asked to provide group members with a written summary of the recent decision regarding Site 8.

At this point, due to having a pecuniary interest in Site 8, Alison left the meeting. The remaining Parishioner also left, as did Ed.

The remaining NPSG members agreed to meet shortly via Zoom to form a full response to the questions raised by CT. Cheryl to send holding email to keep CT informed.

Karen Smith, Clerk