

# Minutes of the Neighbourhood Plan Steering Group (NPSG)

## Virtual Meeting via Zoom

Tuesday 19<sup>th</sup> January 2021 at 7.30pm

**Present:** NPSG Members: Alison Alexander (Chair), Mike Loverock, Cheryl Loverock, Tom Lowry, Andrew Mogford, and Ian Catherall

**Attending:** Karen Smith (Clerk)  
and 5 Members of the Public

### 1) Parishioners Time – Points Raised and Questions

- *A member of the public asked for minuted clarification that there was also land to the west of Staverton which was subject to existing covenants and indeed land in other areas of the Parish. In other words, this was not just an issue pertinent to the east of Staverton. NPSG confirmed, but clarified that there are different covenants in different locations and that covenants run from the date of purchase. NPSG reiterated that land to the east is subject to fairly substantial covenants, and so they have surmised this is why land to the east has not been put forward.*
- *Why was Site 9 not included in the allocation? This is single site that would not provide affordable housing.*
- *Lee's report on various sites to be made available on the website – **Alison to action.***
- *If 20 houses are not delivered in Staverton, the vulnerability to Landscope having 40 was queried again. Tom clarified that Duncan had previously said no to this, but that Lee was saying maybe in 5 year's time.*

### 2) Apologies received from Chris Timpson & Bruce Thorogood

### 3) The minutes from the last meeting on 12/01/21 were approved.

### 4) Declaration of Interests and Dispensations relating to particular Sites

- Alison Alexander (Chair) declared a financial interest in Site 8.
- Tom Lowry declared a personal, non pecuniary, interest in Site 21.
- Ian Catherall declared a financial interest in Site 4.

## 5) Finance

Lee will soon be invoicing for 6 hours work. **Chris/Karen to liaise on where we are with the finances in terms of the grant monies.**

## 6) Site Allocation Discussion

Lee had provided an updated Table of suggested allocation based on his advice at the 12.1.21 meeting. A response had also been received from Duncan Smith to questions posed by Lee on the NPSG's behalf since that last meeting.

All NPSG members confirmed their view that delivering Affordable Housing is an important priority. Duncan has clarified that affordable housing on small sites CAN be allocated in the Plan, BUT the NPSG will have to provide an evidence based document to support and justify this decision to South Hams, as under current policy, they would potentially regard this approach as non-enforceable. **The NPSG want further clarification here.** If we support certain sites on the provision that they supply that Affordable Housing, and allocate those in the Plan, does that make it enforceable? Both Tom & Cheryl understood this to be the case from Duncan's reply.

The NPSG were in agreement to proceed with including sites as exception sites (with 60% affordable housing as min requirement) and work through the evidence/justification with Duncan & Lee later. Allocations were then debated and proposed as follows:

### NPSG Proposal for Landscope

Site	No. Houses	No. Affordable	Notes
28	14	5	Accept planning permission looking positive.
1	6	2	Plan should specify where we want the 6 and new hedgebank should provide a boundary separating field from housing
26	1	0	Within the village boundary, so 1 x open market acceptable
4	1	1	<b>Exception Site</b> Close to existing settlement and most likely to be acceptable to SHDC – 100% affordable. With declared interest, Ian did not take part in decision on Site 4.
	<b>22</b>	<b>8</b>	

### NPSG Proposal for Memory X

Site	No. Houses	No. Affordable	Notes
3	3	2	<b>Exception Site</b> In a clear hamlet; a functional part of the villages. Landowner happy for affordable.
29			NPSG very disappointed that SHDC have given clear steer against this site. NPSG can see its merits and are in favour of supporting a Community Land Trust (CLT) proposal for this site, were the owner to put planning permission in.
	<b>3</b>	<b>2</b>	

## NPSG Proposal – Staverton

Site	No. Houses	No. Affordable	Notes
8	2	0	Land subject to covenant so 2 max dwellings at current time. With declared interest, Alison did not take part in decision on Site 4.
13	4	3	<b>Exception Site</b>
7			Concern that Site will be undeliverable. Planning permission previously refused. Access Issues – potential for Devon Bank to be decimated.
16	4	3	<b>Exception Site</b> Access possible from road opp Pavilion, although Rob Ellis favoured main road. Site owner amenable to affordable housing - self builds Robust evidence justification will be required for SHDC <i>A member of public raised planning permission has been refused in the past due to poor access to main road. Also queried no lighting due to bats – NPSG believe that the bats could be mitigated against.</i>
10	3	0	3 x open market near the hedgeline acceptable to the NPSG. Site financially viable if not Affordable. Access off Sherwell Close. Duncan – to REVISIT this one. Lee was against due to elevation.
	<b>13</b>	<b>6</b>	

This brings the NPSG total proposal to:

Total No. Houses	Total No. Affordable
<b>38</b>	<b>16</b>

Discussion around Site 15 ensued. The NPSG would favour some light industrial use, say a Gallery/Café/Offices with a small mix of residential to mop up the remaining allocation. There is a fear of lack of affordability leading to 2<sup>nd</sup> homes if site 15 were developed fully for housing. There are also real concerns over flood risk.

### Suggested Actions out of Site Allocation:

- 1) designate new housing for primary homes only as policy in the Plan?
- 2) further clarify with Duncan site 15 as exception site – how is it perceived by SHDC differently to site 13?
- 3) Consider technical assistance in regard to Site 15 (via Technical Support Grant) – risk of flooding, building on stilts, removal of cars in anticipation of risk
- 4) further clarify with Duncan the ‘enforceability’ of Affordable Housing in the Plan

## **7) Allotting of collection of evidence**

- All evidential proof of what NPSG has done to seek sites – advertising, direct landowner contact will be required. All to send what they have in terms of hard copy correspondence with landowners to Alison for collation. If written correspondence does not exist (where verbal), then a written statement to be compiled for evidence of landowners constraints/unwillingness etc. Mike Loverock will contact owner of Site 25.
- Map showing all the sites – Tom to provide Alison with link to the most up to date (to include Site 29).
- Cheryl collating all responses from Open Meetings – all to provide to Cheryl from emails as appropriate. Alison to check/contact Wendy Bloomer regarding May 2018 copy document.
- Full details of Covenants on all the land sold in the last 3-5 years. Tom/Alison/Bruce
- Lee to produce an Analysis Paper on behalf of the NPSG to justify what we are doing and why – Alison to liaise and check if there is any further information that Lee needs at this stage and hopefully the draft paper will be available for next meeting.
- Chris to specifically check finances for up & coming work by Lee – Karen to liaise.
- No further questions to be put to Duncan until Lee's Paper has been put together.
- Duncan will need to revisit certain sites.

**8) Date and form of next meeting – Tuesday 9<sup>th</sup> February at 7.30pm.** This will again be a virtual meeting, open to all.

Meeting closed 9.30pm

Karen Smith, Clerk