

Minutes from the meeting held by the Stoke Gabriel Neighbourhood Forum Committee on 13 April 2017

Present: Peter Fenwick (Ch), Michael Webster (Committee), David Watts as observer, Charles Reaves and Andrew Houghton (members of the public)

1. Apologies - Paul Bedford, Nick Chisholm Batten and Richard Harris
2. Minutes approved
3. Matters arising

NCB has stated he will be in attendance at the May Fair

4. Joint Local Plan status. Feedback from meeting of 12 April

DW and PF attended the presentation by Tom Jones and reported that it was similar to other presentations. 3 areas were defined for housing, Plymouth 27,000, major towns have areas allocated for development and then thriving towns and villages where a minimum of 700 to be shared between them with NP Groups to define around ten dwellings in their own area to reflect their needs

Presentation unclear as to numbers. Important date is 1 April 2014. Inspector will examine plans to determine 5 year supply from the date the JLP started and numbers to relate to that day. Must have numbers readily available to prevent surprises. Important that we must be confident with our facts.

Objective assessed need appears to be more than required. Distribution appears too flexible.

Political support across the area for St Ives 2nd home policy. Acknowledge that 2nd homes are unoccupied. Results in closing of local facilities and therefore developments are not sustainable.

Mandy Goddard gave presentation upon effects of AONB.

Action Point 1: PF to write to her and we will undertake a voluntary Strategic Environment Assessment even if one is not needed

Infrastructure is not just drainage, also consider supporting services such as shops and businesses

SHDC has acknowledged that second homes impact upon settlements. The housing target includes second homes. Could this be a grab for growth? NPPF uses word of "severe" impact for highway matters, however severe has never been defined.

Important to demonstrate sustainable development throughout. Need a grip of parameters. Be aware of protection afforded by EU laws. Locally we have bats that must be protected and Torbay and Lyme Bay has marine laws for protection. Government needs to back biodiversity and support is declining. We need to be aware of protected species, birds and habitat. What are the likely significant effects? What specific areas of conservation, and specific protection areas. We need to keep an eye and a record of criteria to show we have thought about these issues.

The date of 1 April 2017 is in the JLP. Use of word minimum number of houses is likely to mean that they want more.

Description of employment

13,000 jobs overall, marked out by floorspace. Balance between two progresses up to 2034 Gross boundary areas. West Devon and Exeter. South Hams and Torbay.

Need a workable balance to buy or rent dwellings.

Proximity to jobs and homes - how to generate and distribute number. Journey times need to be sustainable.

32 Neighbourhood Plans within the JLP area. These groups can influence number of dwelling and where, and the nature of the dwellings.

Action point 2. PF to submit a view before deadline

Four sites are being put forward as potential sites. Community to comment. We do not need many houses.

Action point 3. PF to place article in Parish News publication that anyone can put forward a site for development.

Green Spaces.

Spaces identified: Football ground, churchyard, village orchard. West side of Mill Pond and car park. Land designation can be made regardless of who owns it but owners need to be informed and it does allow some protection of the green space.

Hoyle Copse can demonstrate importance to community along with other areas that have a community use such as a cemetery and allotments.

Second homes

If an area has more than 25% we still need to demonstrate importance on the local community.

There is a £2m community led housing initiative so presentation from South Ham District Council (SHDC) is expected.

5. Next Steps - Confirmation of Events and preparatory actions

Feedback from questionnaire to be circulated to all households and to encourage attendance at next public event on 13 May. Community walks has also been arranged to encourage involvement from as many people of the community as is possible. Considering children's entertainment in the afternoon at Village Hall during the public event.

A table has been book at the May Fair

Action point 4. Separate meeting to arrange stall along with information and volunteers

6. Finalise feedback document for circulation

Action point 5. PF to finalise and arranging printing.

Action point 6. MW to arrange circulation of leaflets

7. Web site/Social media - **Action point 7.** Postpone to next meeting

8. Project Plan Update and Funding

No further funding required at this stage.

Specialist help is likely to be needed later in the process

9. Any other business

Response to JLP. Need to keep to deadline. Could ask questions.

Data now available from SHDC

Housing. Retired v working population HNS is on website.

Is there an ageing population, check census figures of 2001 and 2011. Assume nothing and check what is happening.

Need to see condition on housing, eg. numbers working within 10 miles radius

Justification for housing numbers. Assume nothing. Challenge assumptions

Spreadsheet to show planning approvals 5 year and 1 year band.

Death rate. Is population balanced?

SHDC supports St Ives, but are encouraging second homes.

Exhibition of development at White Rock on 11 May. Affects AONB

10. Date of next meeting - 11 May 2017 at 6:30 in the Village Hall