

Stoke Gabriel Neighbourhood Plan Steering Group
Draft minutes from the meeting held in the Old School Room on 8 June 2017

Present: Peter Fenwick (Chair), Nick Chisholm-Batten (SG), Paul Bedford (SG), Richard Harris (SG), Olgar Ager (SG), Michael Webster (SG), David Watts (Observer) and 25 members of the public

Many members of the public attended to show an interest in self build. All attendees were welcomed by the Chairman.

10 Minute session (informal minutes).

The Chairman addressed the meeting and explained Neighbourhood Plans (NP) and the Local Authority's Joint Local Plan (JLP).

There is an open invitation for any members of the local community to become involved with the Neighbourhood Plan. The Neighbourhood Plan looks at land use (self build) is an option along with other land uses.

NCB stated that there are numerous NPs and some have allocated Self Build sites. These are distinctive community builds and we need to explore how the NP can help with the demand.

Tom Morris - leader of Self Build Group, stated that he wishes to publicise self build within the community as Self Build is likely to be more affordable and he is interested in Self Build and Affordable Homes.

A question and answer session followed.

Formal Meeting

1. Apologies received from Anthony Rowe (SG) and Jason Hayward Jones
2. Minutes of the meeting held on 11 May confirmed as a true record.
3. No matters arising
4. Feedback on May Events – by Peter Fenwick

The two May events were well attended with 65 attending the later feedback session. There was a recognised need for Social media to encourage participation by local community and for the Website to be updated in a timely manner so as to keep as many informed as is possible.

A need to document the interest in Self Build within our local community was further identified at the feedback session.

Both events generated significant interest in green spaces and the need for these to be identified.

Point of information in meeting - JLP counts number of houses built from 1 April 2014 and will be over a 20 year period and anticipates population growth. Our own feedback indicated an overall negative opinion towards growth however 58 respondees expressed an interest in self build in the survey returns. Additionally there was positive feedback on housing for local people. 75% of survey respondees were against second homes or holiday homes on new developments. A NP can influence housing numbers and potential developments.

There is a need to understand the design requirements for self build. Broadhempston is the nearest completed self build site. South Hams District Council has an officer, David Parkes, to promote self build and have funds to start the process. It is important to show that there is a need. The Chairman stated that the NP will support self build in principle but that it is not the mission of the NP steering group to run the self build group, rather to generate the NP. A sub group re Self Build to be formed to reports back to the Steering Group. -Tom Morris(TM) to head this.

Action point 1 - A separate meeting to be arranged for those interested in self build.

(Now taken place on 29 June)

(Important that local people have a say on what they would like to see in a NP.

It is recognised that there is a need for Affordable Housing especially to retain the young in the village and Self Build may well be more affordable.)

Action 2 - RH to circulate Teignbridge policy on self build.

Action 3 - PB / TM to arrange a meeting with David Parkes re self build.

5. 'How do we analyse & follow up feedback?'

- Housing numbers – 'around 10 in JLP' –wait for further progress on self build and consider consistent site assessment on sites put forward.

- Self Build interest – see previous

- Green Spaces –proposal & Audit – lengthy discussion with attendees crowded round 'greenspace maps on table'.

Action 4 - Dr Edward Lovesey agreed to examine proposals and audit procedures. – Possibility of sub-group

- Other matters

Action 5 - AG agreed to set up Facebook Page to improve profile

Action 6 AG & NCB agreed to meet to define enhanced spec for web-sit

5. Next Actions.

There was general agreement to the Chair's statement that we should begin writing the Draft Plan. To assist with this :-

Action 7 PF & RH to circulate copies / links of approved Neighbourhood Plans of similar sized communities.

6. Any other business.

- None

8. Date of next meeting. **(Change of date – now Thursday 20th July, 6:30 in the Village Hall) .**