

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Minutes of the meeting held in the village hall on Thursday 13th December 2018

Attendance: Peter Fenwick, Tom Morris, Mike Webster, Peter Fenwick.

1. Apologies: Richard Harris, Paul Bedford, Andrew Houghton, Chris Roach

2. Minutes of the meeting of 8th November agreed & approved.

3. Matters arising:

Outstanding from September:

- Draft of NP designation and area documents to be circulated – Richard Harris

4. JLP

Consultation by the three authorities finished December 3rd - generally thought to be positive. There can be no transfer of housing numbers between the authorities or to 'Thriving Towns & Villages'. The 'target of 10 dwellings (min) for Stoke Gabriel has been removed – the NP must be based on evidence based need'. More strength is given to policies relating to development in an AONB. After comments have been considered by the Inspectors the document has significant strength. SHDC are eager to get this approved.

5. DROP-IN EVENT - held at the Castle in on December 7th combined with the SGCLT evening.

Attendance was good with 29 feedback forms completed (initial analysis in appendix 1-still being worked on). The presence of other events also being held increased activity and interest. Undoubtedly this was more successful than a standalone drop-in.

6. PLAN WRITING

The Parish Plan group are critiquing the 'green audit' and will attend either the January or December meeting.

PF making progress (slow) on the 'skeleton' plan and delegated tasks – showed on screen.–

ACTION – Attempt to complete update by Jan meeting

7. SGCLT update – appendix 2. New contacts made re potential land supply at the 'Drop-In'.

8. UPDATE ON PAIGNTON NP

All three plans in the Bay were approved by Torbay Council and will go to referendum. David Watts (DW) provided an overview of the proceedings and activities.

Link to Paignton NP web-site

<http://www.paigntonneighbourhoodplan.org.uk/>

9. AOB

- PF provided feedback from a meeting he attended at South Hams. Clearly there are several plans struggling for resource. Duncan Smith is much appreciated but more help is needed.
– Several inputs from different Parishes to this effect.

10. Date of next meeting – Thursday 10th January in the Village Hall, at 6:30 pm

Appendix 1. Feedback summary, Dec 7th Drop-in

Age Group	<30	31 to 55	56 to 65	66 to 75	76 to 85	> 85
	5	21	3			

		YES	NO
I live in the parish*		24	4
I work in the parish		10	13
I shop in the parish		24	
I use community facilities in the parish		22	2
I go to school in the parish		12	
I own a business in the parish		5	
I own a property in the parish		1	

Have you previously filled out a survey similar to this?

Y	5
N	24

* I live in.....	
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	YES	NO
Do you plan to move in the next 5 years?	7	22

What type of housing do you currently live in, and what types of housing might your household require in the future (between now and 2031)? Please tick.	NOW			2031		
	No. of Bedrooms	OWNED	RENTED	No. of Bedrooms	OWNED	RENTED
Flat	2/1		2			
Bungalow		5	2			
House		11	7			
Sheltered housing						
Affordable housing	2		1			
Social housing						
Other* (please specify below)			1			

		YES	NO	DON'T KNOW
Could your current home be adapted to meet your future needs		12	15	2

***Other Housing with family**

		YES	MAYBE	NO
Would you consider undertaking a self-build project for your next home if the land was made available in the parish		17	8	4

		YES	NO	DON'T KNOW
Should an element of new housing in the parish be reserved for people with a local connection?		24	4	1
		AGREE	NEUTRAL	DISAGREE
Do you think new open market housing in the parish should carry a condition that it should not be used as a second home / holiday let		20	5	4

I would like to be updated with Stoke Gabriel Neighbourhood Plan meetings/activities

e-mail

Progress of the Stoke Gabriel Community Land Trust (SGCLT) December 2018 News Update

After the NP meeting in November an article was placed in the December parish magazine advising villagers of a collaboration between the neighbourhood plan group and CLT for a housing needs update in the Castle Pub.

Happy Christmas from the Stoke Gabriel Community Land Trust

Thank you to everyone that has joined us this year and shown support to the Stoke Gabriel CLT. We now have over 110 members and 400 shares sold, Fantastic news!!

To see what we have achieved so far take a look at our website www.sgclt.org.uk It details the housing problem, who we are, our plan, a photo gallery of our activities and other CLT groups plus a video created by our members to highlight our goals.

If you want to meet us, then why not come along to the Neighbourhood Plan/SGCLT open evening at the Castle pub on **Friday 7th December from 7.00** to see how we are involved within the village plan. At the same time, you could show your support by buying a £1 share, or if you have a need for affordable housing find out how to register.

This was well attended and created a positive interaction between the CLT/NP and the wider village. As a CLT we had another young person in housing need come forward. We also contacted three landowners, The hunts, The Pomeroy's (Crownley Lane site) and Ian Dennis (Land from Aish) He later came back to Cathy with: *We don't have any land near Stoke and our nearest land to Aish wouldn't be suitable and it's not adjoining the houses there so I think it's a no from us I'm afraid.*

From this I contacted the Pomeroy's with an offer of £1 million plus a 3-bed house. This can only work with six 3 & 4 bed open market houses being developed on the site which cuts down the affordability ratio being built. (SHDC allows upto 40% of open market housing to cross subsidise). It is also known that Philip Nieuwoudt is keen to purchase this land as it overlooks his parents' house.

We still have the offer of Mikes land and if no other sites come forward then we will continue to look at this. There is an option of the "Community Right to build" which allows development in a village through the NP/ community:

Community Right to Build Orders

If your community wants to construct or rebuild community buildings such as a community centre or community-led housing, a Community Right to Build Order could be the best route for you to take.

A Community Right to Build Order is a type of Neighbourhood Development Order and forms one of the neighbourhood planning tools introduced in the Localism Act 2011. It can be used to grant outline or full planning permission for specific development which complies with the order. For example: homes, shops, businesses, affordable housing for rent or sale, community facilities or playgrounds. 2

A Community Right to Build Order is put together by local people who can decide on the type, quantity and design of buildings they want, and in the locations they want them.

Once an order has been drawn up with the involvement of local people, it is publicised and consulted on before being submitted to your local planning authority. Your authority arranges for an independent examiner to test whether the order meets the relevant legal tests, such as ensuring it is in line with national planning policies and certain basic conditions. If the independent examiner gives their approval, the Order is put to a local referendum.

If more than 50 per cent of those who vote in the referendum are in favour of the Community Right to Build Order, it will be 'made' and planning permission will have been granted. What is important about this process is that the community gives permission for the building to go ahead – not the local authority as happens with a traditional planning application.

A Community Right to Build Order can be produced at the same time as a neighbourhood plan, or separately.

A particular advantage of using Community Right to Build is that where the community organisation decides to also undertake the development, then any profit generated by the project must stay within the community. So buildings constructed by the community organisation can only be disposed of, improved or developed in a way that benefits the community. The community organisation can also ensure certain provisions are put in place so that affordable housing remains affordable in perpetuity.

A Community Right to Build Order may only be prepared by parish and town councils and community organisations that meet certain legal requirements. For example those who live in the area must have a majority of the voting rights. This means it is under the control of people who know and care about the area.