

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Draft minutes of the meeting held in the Village Hall in Wednesday 17th January 2018

In attendance

Peter Fenwick(chair); Mike Webster;Paul Bedford;Tony Rowe;Nick Chisholm-Batten, Chris Roach; George Ord; Charles Reaves; David Hazelton; Anna Trant.

Apologies

Edward Lovesey; Cathy Mittler; David Watts; Olga Ager; Richard Harris, Tom Morris

- 1 Apologies**
- 2 Minutes of previous meeting** – the minutes 9th November 2017 were agreed and approved.
- 3 Matters arising from minutes of previous meeting**
All items covered in today's agenda
- 4. Progress on Writing the Plan**
General discussion was held. PF explained that all updated information is available for perusal on Drop-box. –This was demo'd on screen. All present should have 'view ' access. Interested parties not having access will be sent a link upon request. Status attached (1).
April is the target date to complete the draft consultation documents.
- 5. Social Media**
PF reported that work on the website is ongoing but slower than anticipated.
ACTION :PB kindly offered to assist in getting this project moving forward. PF/PB/OA to meet and PB will take it forward
- 6. Joint Local Plan and South Hams initiatives**
 - The examination of the Joint Local Plan is underway by the Planning Inspectorate. This runs from 30th January to the 22nd March with different venues for different Districts and allocated slots according to inputs from those who registered. ***ACTION –PF to circulate dates once available.***
 - We received an e-mail from Thomas Jones of SHDC regarding an initiative he is proposing "Strategic and Joint Neighbourhood Planning in the Tamar AONB and South Devon AONB' for which he is applying for a grant. We gave

a supporting response as did all other respondents except one who felt it might detract from the timeliness of their plan (Thurleston).

7. SGCLT – Update

Anna Trant, spoke on behalf of Tom Morris and advised that the group are in the process of opening a bank account as they are to be in receipt of funding which will enable them to move on to the next stage. She explained that CLT's have held their first national conference, which was well supported and an indication that this is a way forward to provide affordable homes in the future. She also reported that the Government are very supportive of CLT's and putting aside substantial funds to assist them as it forms part of their policy to provide affordable new homes.

They are now trying to identify any/all available sites for their use, which must be near existing services i.e energy, drainage etc. to keep construction costs to a minimum. The previously identified site offered by M Pearce in Duncannon Lane has many issues to be viable – Tom Morris update attachment 2.

8. AOB

2 items raised for consideration as open questions

A) Drainage: Concerns re ability of existing drainage to cope with all the planned new buildings both domestic and commercial. –There was discussion as to how this would be approached.

B) Primary School: The school is already at capacity, clearly the planned new homes will bring young families requiring school places. Is it possible that a site for a new larger school needs to be identified in the plan as the existing school does not have any room for expansion on its present site?

ACTION-George Ord will research other plans to see how this has been approached.

**9. Date of Next Meeting – Thursday February 8th 2018 @ 6.30
Village Hall.**

ATTACHMENTS

1. PLAN WRITING

Introduction

Our opinion to keep it as short as possible but to be adequately informative :-

As an example the Potterne NP :-

Highlighted items are showing progress.

Introduction

1. 'Designation of the NP area -RH
2. Timetable and management - PF
3. Background to the NP - PF
4. The NP area -RH
5. History of the Parish -MW
6. Population and demographic- PB
7. Community Engagement -PF – APPENDICES ADDED
8. Strategic Environmental assessment -NCB

Vision & Objectives

1. Vision-CM
2. Objective –CM (10 WORD OBJECTIVE)

Themes (for Policy Development)

1. Housing -Sites-Allocations-self build-type & tenure-phasing –windfalls-2nd homes- design code -RH/NCB, 2nd homes detail -TR/AH
2. Local Employment Space– policy with evidence – NCB/CM
3. Community Infrastructure-roads, transport,parking,sewage,river access - NCB
4. Community facilities – maintenance- new requirement -MW
5. Green & Blue Infrastructure / green spaces/ footpaths/ links to adjacent plans/recreational facilities etc. -EL/OA/NCB
6. Environment/landscape-historic, biodiversity, flood, conservation area/ Renewables/ community energy – EL/OA/NCB
7. Transport – statement -?-?? MUST BE LAND USE –CAR PARKS?
8. Communications-connectivity – mobile mast sharing – broadband speed – OA/AH

**Progress of the
Stoke Gabriel Community Land Trust (SGCLT)
Jan 2018, - Tom Morris.**

Stoke Gabriel CLT is now incorporated under the Co-Operative and Community Benefit Societies Act 2014, registered with the **Financial Conduct Authority** (Reg No is 7667). A copy of our "Rules" is available for the NP group to hold, as these set our governance. Myself (Chair), Marie Howard (Director), and Anna Trant (Director/Secretary) are the founders.

Having now become a CBS, we were able to progress our application for a bank account which has been opened with Barclays. This is again with myself, Anna and Marie as account holders, of which two of us must sign for any account actions.

In other news Anna travelled up to London to attend the first National CLT conference, attended by over 500 people. This was opened by Sophie Long (BBC News) and Alok Sharma MP (Minister for Housing and Planning) who announced that the Community Housing Fund, amounting to a further £240million over four years, will be relaunched from January 2018.

Marie successfully obtained grant funding from the CLT network for a technical advisor - Alan Fox. Alan is very experienced in delivering CLT projects, being a former Executive Director of Cornwall CLT Ltd. We had an initial meeting for three hours in December, and are programming these meetings every month moving forwards, or as required.

At this meeting we also met with the Chief Executive of Devon Rural Homes, Steve Prime who has 29 years' experience in social housing and the last 12 years at South Devon Rural Housing. Steve gave us £500 seed funding to help cover the hiring of village hall costs, website, and printing which has opened our bank account very nicely!!

Rob Ellis has been appointed to South Hams DC to manage the Community Housing Fund (replacing David Parkes) and we have emailed him to request a meeting. We have had no further news on our £2000 grant funding promised on 10th Oct 2017, but obviously will raise at our first meeting along with how Rob plans to manage the fund, and or advise SHDC services.

We are open to constructive feedback from the village community, operating in a democratic, professional manner.

**Progress of the
Stoke Gabriel Community Land Trust (SGCLT)
Jan 2018, Tom Morris.**