

STOKE GABRIEL NEIGHBOURHOOD PLAN STEERING GROUP

Draft minutes of the meeting held in the Village Hall in Thursday 8th February 2018

In attendance

Paul Bedford(chair); Mike Webster; Peter Fenwick; Tony Rowe; George Ord; Tom Morris; Rob Fisher; Andrew Houghton; Edward Lovesey; Lisa Chell; David Watts(Observer); Richard Harris;

Apologies

Cathy Mittler; Olga Ager; Chris Roach; Charles Reaves

1 Apologies (See above)

2 Minutes of previous meeting – the minutes 17th January 2018 were agreed and approved.

3 Matters arising from minutes of previous meeting

(Agenda item 5-Social media in previous minutes) – Paul Bedford: Paul Reed , who worked on the NP Survey, has begun work on the independent web-site, cost £400.

(Agenda Item 6- JLP in previous minutes) PF to circulate dates of slots for participation- still open-)

ACTION: PF

(Agenda item 8 – Primary School) – George Ord reported on how Stoke Fleming had addressed an under capacity situation. Stoke Gabriel is at capacity with 105 pupils. Discussion ref ‘106’ agreement and potential growth followed.

ACTION: Determine detail on ‘Primary School’ growth generated from Cavanna & Gabriel Court Developments, also ‘Section 106’ contribution (PF)

ACTION: and provide to Paul Bedford(Governor) to liaise with School Head for feedback. –PB

4. Progress on Writing the Plan

PF reported he was pleased with progress since the last meeting.

- Green Spaces –PB & PF had met with OA to review. Detail of CWS sites and links (advised by Helen Kummer) provided to OA who will follow up. CWS must be demonstrably important to the community serves which will include tourists. Further assistance will be needed. Dr Lovesey willing to help. Also PF to contact David Hazelton for further potential assistance.

- There was discussion over the complications of defining the school field as a green space and also the mill pond which is water. With respect to the latter the surrounding banks/fields can be specified as green spaces. It is worth considering both for treatment by specific policies.

- **Sites put forward**- important that the analysis of these is completed quickly

ACTION RH/NCB –PF will provide pictures

- **List of businesses** – more have been added by Tony Rowe (and loaded on Dropbox since this meeting)

ACTION –CM/ NCB will discuss the Neighbourhood Plan with some business owners.

- **School Capacity** – see earlier for action to provide demographic data to Paul Bedford to discuss with Headmaster.

5. **Social Media**

Web-site covered under agenda item 3. Facebook page meeting advice has been updated for the next 2 meetings.

6. **Joint Local Plan and South Hams initiatives**

- The examination of the Joint Local Plan is underway by the Planning Inspectorate. PF attended a session on ‘Infrastructure ‘ on 1st Feb however sewers deemed environmental so invited to an ‘Environmental session’. Leaf Lovejoy has offered to represent the group at this (PF has another meeting) and a second session on Thriving Towns & Villages. Unanimous agreement.

ACTION: PF to contact LL & brief

7. **SGCLT – Update**

Tom Morris provided update attached. The Ducannon Land option offered by Mike Pearce is stalled because the Trustees of ‘Maisonette ‘ will not allow access.

8. **AOB – none.**

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

Attachment:

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

We held our first formal SGCLT “Special General Meeting” at which Tom Morris, Marie Howard and Anna Trant had to stand down as founding directors and then put themselves forward for re-election by the members of the Stoke Gabriel CLT. All three

were re appointed and are therefore confirmed as directors of Stoke Gabriel Community Land Trust, Anna also acting as Secretary.

Shares are available for purchase by the public as follows on payment of £1:

- Forms are available from Stoke Gabriel Stores
- Forms can be requested via email by contacting admin@sgclt.org.uk

Once a completed form and payment have been received by Anna Trant a share certificate will be issued.

The shares are one way for people to show support of the CLT. As a community group we all understand that it is important to keep the village informed of our progress and make it easy for people to join. To this end Marie is continuing her work on the website which is due to go live at in March. This will have different header tabs covering:

- What's the problem?
- Our Stories
- Meet Us
- Our Plan
- Can you help
- Videos
- Quotes
- Links to Facebook page etc

Anna and Tom are also busy putting together a village open event on **Sunday 25th March** in the village hall. This will show the community what building houses would mean to us, and to gain support. It is likely to run from 10am – 2pm; more detail to follow.

In order to help the CLT develop a model for ownership, renting and shared ownership, the rest of the group looking for affordable housing have been asked to provide to the directors by the end of January:

- Their banding letter from Devon Home Choice. Please be aware that these expire after 12 months and will need to be renewed to avoid being taken off the register.
- A 'mortgage in principle' letter from a bank, building society or independent financial advisor, giving the amount, it is likely each household will be able to borrow.

This information will be held in confidence, and the figures will be anonymised when used for planning purposes.

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