

Record of an Exploratory Meeting held, in regard of the Strete Neighbourhood Plan, on Tuesday 11th June 2019 held at Strete Parish Hall, Hynetown Road, Strete.

1.0 THE AGENDA for the meeting was as follows:-

AGENDA
Exploratory Meeting Strete Neighbourhood Development Plan

***To be held at:
2:00pm on Tuesday 11th of June 2019 at:-
Strete Parish Hall, Hynetown Road, Strete.***

ITEM 1. INTRODUCTION TO THE PROCESS

ITEM 2. QUESTIONS IN CONNECTION WITH:

The main focus of the meeting will be to explore how the housing need of the area is to be met across the plan period, this will include a discussion relating to the following policies:

Policy SNP6: Development and Settlement Boundary

Policy SNP:8 Housing development at Cox's Farm Field

Policy SNP9: Principal Residence Requirement

ITEM 3: MATTERS ARISING

ITEM 4: CLOSE OF MEETING

2.0 PRESENT AT THE MEETING

The following were present at the meeting:-

Deborah McCann, Examiner.

Duncan Smith, South Hams District Council (SHDC)

Ralph Clarke, Strete Neighbourhood Plan Group (SNPG)

Lee Bray, Planning Consultant for SNPG.

C E Dixon, Savills, Representing the Owner of Cox's Field

SNPG Members and Residents, Graham Campbell, Andrea Phillips, Pam Wills,

Penny Penhale, Jill Welham, Claire Mace, Meriel Hegenbarth, Stephen Mace, Robert Welham, Andrew Edwards, Bob Harrison, Helen Harrison.

4.0 RECORD OF MEETING

- Deborah McCann, the Examiner, opened the meeting and explained the legal background to the Neighbourhood Planning process, the powers of the Examiner and the reasons for calling an Exploratory Meeting.
- Duncan Smith SHDC explained the policy background to the preparation of the Strete Neighbourhood Plan (SNP) in particular the strategic planning context provided by the National Planning Framework (NPPF) and the Plymouth and South West Devon Joint Local Plan (JLP).
- Ralph Clarke (SNPG) explained the process the Group had followed in preparing the Plan and in particular the Call for Sites that had been undertaken which had led to the identification of the Cox's Field housing proposal identified in Policy SNP8.
- Charles Dixon expressed concerns at the site allocated and whether it accorded with the requirements/site area that his clients had submitted. Furthermore he considered that his clients had not had adequate opportunity to take part in the Neighbourhood Plan process of allocation and design.
- Ralph Clarke explained the process whereby the site had been increased in size following the Regulation 14 consultation. This had resulted from discussions with SHDC.
- Charles Dixon reiterated his concerns that his client had, in his view, been excluded from the process of allocation and in particular that requirements that would apply, through Policy SNP8, in relation to access arrangements and principal residence restrictions would curtail the viability of the site. To remedy this Mr Dixon suggested that a Masterplan be prepared on behalf of his clients without the preconditions identified in the draft SNP. He also asked what would happen if Policy SNP 8 were removed from the SNP.
- Duncan Smith SHDC explained if no housing allocations were identified in the SNP then housing proposals beyond the settlement boundary would be considered against the requirements of JLP Policy TTV27. Such proposals would need to exhibit they were meeting the local need for affordable homes.
- Deborah McCann asked whether the SNPG and Mr Dixon would be agreeable to SNP being suspended for six months during which time the parties meet to consider whether a viable proposal could be identified for the Cox's Field allocation (Policy SNP8).
- The parties agreed and the Examiner suspended the Plan for six months until December 12th 2019.