



ONWARDPLAN

MINUTES OF THE STEERING GROUP MEETING

HELD ON THURSDAY 19TH MARCH 2015

AT 7.30 PM AT THE PARISH ROOM

PRESENT:

Philip James, Jeremy Fellows, Pam Verdon, Steve Blandford, Gill Warsop, Helen Fleming, Guy Holmes-Henderson, James Harvey, Richard Cooper, Nicholas Frome, Alison Tizard

APOLOGIES:

Jim Head, Belinda Hallam

1. Previous Minutes

The Minutes from 5 March were approved and Pam will put them in Dropbox.

2. Update from OPC

The decision on the application for land at Hook Road has been deferred. The decision for land at King Street is going to appeal. The SHLAA site at Fermoy Farm is outside the Parish so will not be considered for the Plan.

The Parish Council is urgently seeking candidates to stand for election in May.

3. Draft Plan Inputs (documents presented at the meeting attached)

Vision and Objectives

Philip explained that the draft input going to RCOH is the broad outline for the Plan. Specific wording can be altered at a later stage if necessary after consultation.

With regard to the objectives it was thought by some that there should be additional policies relating to shop fronts and a safety policy with regard to footpaths and traffic issues. It was also thought that there should be wording about the future community's needs and that the connections with regard to affordability should be local and not family.

Housing Group

The ranking on site selection was presented which showed the results after 3 more of the Steering Group had completed the exercise. The ranking had not changed which shows consistency. The Group agreed on the ranking results.

The housing group are in the process of writing to certain landowners where there are different possibilities about land use. The Steering Group agreed that this letters can go out without further reference to the whole Group. At a later stage all landowners will receive a letter. In certain cases we need Landowner support to our proposals otherwise some aspects may not be deliverable.

Care home: The numbers relating to this are what was previously thought – a 60 bed home will account for 40 dwellings. Helen has researched this after advice from Hart and has verified the figures. The need for and location of a care home will need to be tested at the next consultation.

Affordable housing: Following a successful meeting at Hart, they have agreed that if we meet certain conditions then a percentage of the 40% of affordable housing can be set aside for local priority. One of the conditions is that we agree to find a rural exception site once the Plan has been ratified.

A policy is needed to confirm that money for affordable housing available from sites of less than 5 houses will be allocated for this purpose by the Parish Council.

The MOD will need to be consulted regarding the impact of flightpaths on proposed sites.

A Design Policy was presented. Please let Helen have any comments on the additional design criteria in red type on the second page.

Housing Mix: Data from the census is needed as evidence of our policy. The Group agreed to consider the two proposed mixes.

Helen will ask the Rural Housing Enabler to carry out a housing needs survey for the parish as that will provide up-to-date evidence for housing policies. It was pointed out that the numbers of houses possible on sites will be affected by the size of the houses and that landowners will need to agree to our design and other policies.

Green Space and Amenities

The documents presented were discussed. It was decided that the position with regard to proposing Close Meadow as a Local Green Space should be decided at the next consultation. With regard to the Deer Park, it was agreed that a letter should be sent to the landowner informing him of the possible plans to designate some of the Park as a Local Green Space as it is a requirement that landowners are kept informed.

There is no possibility of naming a “village green” as that uses different legislation but it is possible to allocate a use for land as a “public open space”.

It was also decided that a letter should be sent to the landowner of several SHLAA sites to discover whether they might be willing to allow some of their land to be used as a sports field.

Village Centre

There were no definite policies put forward but it was felt by this group that the following were desirable aims for the Plan: Increased parking, improved pavement furniture and signage, shop front appearance.

Environment

No input was available at this meeting but was due to go to Philip the next day.

4. OPC sign off

A meeting had been arranged on 27 April with the Parish Council to agree to the draft Plan before consultation. It was decided that this was not early enough as the printer would already be in the process of printing the consultation material. Their agreement will be sought at the Parish meeting on 13 April. Helen and Jeremy will give an informal update to the Planning Committee on 30th March

5. Engagement

There will be very little time available to decide what is going into the consultation documentation. The draft Plan will be returned to the Group at the end of March and material will need to be at the printers by the middle of April. The layout, content and necessary questions will need to be decided.

Next Meeting:

Tuesday, 31 March, 7.30 Parish Rooms