

Minutes of the Meeting of Staverton Neighbourhood Development Plan Committee

Tuesday 14th March 2017

Staverton Village Hall

Present: K Edwards (KE) J Gilford (JMG) Chair, T Glover (TOG), J Vale (JV)

I Weaver (IW),), Members of the public – One

1 GOVERNANCE

Code of Conduct and Standing Orders for the committee were discussed. It was agreed that training for the committee members would be a good idea. JMG undertook to establish whether this could be arranged.

2 APPROVE MINUTES of the Meeting held on 28th February 2017

4.6.1 - Second Para - All in favour proposal carried added

4.6.1 - one abstention changed to TOG abstention

All voted For that the minutes were an accurate record of the meeting

3 MATTERS ARISING

In line with Standing Order 3R, KE requested that all votes in future at SNDPC meetings be registered on an individual basis i.e. whether the committee member was FOR, AGAINST or ABSTAIN. All present agreed.

TOG will place a leaflet on the village notice boards asking for a volunteer to take the minutes of future SNDP committee meetings.

At this time the member of the public present was asked and agreed to take the minutes of this meeting

4 BUSINESS ARISING

JMG advised that following feedback received from the Parish Council's meeting on 7th March 2017, all amendments to the SNDP had been done at the workshop held by the Committee on the 8th March, except for the acronyms.

Following a vote by the Parish Council at their meeting on 7th March 2017 to request DDC to undertake a Housing Needs Survey, JMG has attempted to fast-track this process and thus persuade The Parish Council that it will no longer be required.

JMG had undertaken the task utilising information direct from the Parish Questionnaires and extracted numbers using the methodology from the first part of the DDC survey form. JOG

requested that JV and TOG review the accuracy of that work and its conformity with the DDC methodology.

This resulted in a figure of 25. Then JMG and KE had also gone through the numbers to establish the difference of 10 between the 15 that had been established in the SNDP and the 25 from the fast-track exercise.. KE had established that the difference was that she had excluded households that had stated they could adapt their current properties to their future needs. JMG conclude that this exercise resulted in a final figure of 14, plus two if the flats were to be included as per the DDC advice. KE and JMG agreed it was not worth searching for the difference of 1.

JMG has sent an email to DDC to ask if this will negate the need for a formal request to DDC for a Housing Needs Survey (as voted for by SPC). Only Staverton Parishioners and their relatives will be surveyed by DDC.

JV stated that SNDP committee have generated some useful information, and if the approach taken satisfies SPC then there may be no need to approach DDC to undertake a Housing Needs Survey.

JMG reminded the committee that a full audit trail will be needed to justify the fast track decision.

TOG stated that DDC won't get the same numbers as per the SNDP Questionnaire and reasons will have to be provided as to any differences.

JMG advised that the DDC Housing Needs Survey would also incorporate the waiting list for Daventry .

KE asked why those figures would be included as the DDC's survey would just go to Staverton Parish residents,. KE stated that Staverton should not have to take on the housing needs of Daventry. The aim of the survey should be to look at Housing Needs within the Parish, to inform our local plan. KE also stated that the Fast Track and DDC survey would not be comparable as DDC covers the next 5 years; whereas the SNDP questionnaire covered the next 13 years.

JMG clarified that only those on the list would be taken into account who had a close family member living in the village.

JMG said that Parish Council do not have to abide by the DDC results, but if they did they would have to consider the risk of developers challenging in that case.

IW said that he voted for a DDC Housing Needs Survey at the SPC meeting to encourage an increase in the number of houses to be built. He said that a 10% increase in house numbers in Staverton is acceptable.

JV said that SNDP / SPC need to set criteria for occupancy of any new affordable / social housing which may be built. And that there are no houses in Staverton which are valued less than £200,000.

JMG then restated that SPC are still presently going forward with the request to DDC for a Housing Needs Survey; the SNDP can express their view on that action.

ToG stated that SNDPC need to wait for the response from DDC (due by Friday 17th March) before taking a vote on whether the 'Fast Track' Housing Needs Survey should be presented to the SPC.

JV PROPOSED

'That we defer sending comment back to the SPC re a Housing Needs Survey until a response has been received back from DDC'

ToG seconded the proposal

JV - FOR

ToG - FOR

IW - FOR

KE - AGAINST

Carried 3-1

A discussion took place regarding if the SNDPC should accept the increase from 5 to 10 houses on the Silver Birch site.

JV PROPOSED IW SECONDED

'That we increase the number of houses to be built on the Silver Birch site to 10''

TOG - AGAINST

KE - AGAINST

IW - FOR

JV FOR

No decision made as the chair abstained from voting to continue the debate.

KE stated that it was unacceptable for SPC councilors to have arbitrarily increased housing number requirements above those voted on and agreed previously by the SNDPC, based on the responses from the Parish Questionnaire, which had 67% response rate. SPC's increased numbers appeared to be based purely on anecdotal information or personal reasons, without any facts being presented back to SNDPC to support their increase in numbers. KE then asked whether it is acceptable that the SPC can overturn an SNDP democratically voted on decision. The SPC decision on numbers was not based on facts, whereas the SNDP decision was evidence based.

JMG advised that the role of a Parish Councilor was to represent the interests of the local community as a whole, and to make decisions on behalf of the local community. The decision made at the Parish Council was partly anecdotal and partly based on facts. The Housing Briefing note that had subsequently been produced for this evenings meeting had substantiated a need for 16 properties and therefore supported the Parish Council decision to request an increase of the properties within the draft plan from 10 to 15.

KE referred the Committee to Standing Order 7a and stated that it had not been followed by the SPC, in as much as written notice by two Councilors had not been given.

TOG confirmed that the committee could use this to bounce the decision back to the SPC.

JV said that the Badby Lane site (4 houses) has been excluded from the numbers as it is outside the village. KE replied that the Badby Lane site fills a potential need, and most people did not specify any particular site for 3/4 bed houses, so it should not be excluded.

JMG confirmed that the figure of 16 within the Housing Briefing note that had been circulated prior to the meeting had taken into account the Badby lane properties, and if these were to now be included the number would rise to 20.

KE stated that if we increase the numbers there are implications that need to be reassessed including the potential sites and access to them.

JMG then PROPOSED JV SECONDED

‘That SNDPC increase the overall number of new properties to be built from 10 to 15 as per the SPC directive’

JV - FOR

IW - FOR

KE - AGAINST

TOG - AGAINST

JMG (Chair Casting vote) FOR

CARRIED 3-2

JMG PROPOSED KE SECONDED

‘ That the SNDPC should revisit the proposed sites in light of the increase of an extra 5 houses’.

TOG - FOR

JV - AGAINST

KE - FOR

IW - FOR

CARRIED 3-1

JMG then stated that a comprehensive Project Plan was needed, and a workshop needed to be arranged to go through such a plan. This was agreed by all present and Wednesday 22nd March was agreed as the date most members could make.

The rest of the Agenda was deferred until the next meeting.

5 DATE OF NEXT SNDP Committee Workshop – Wednesday 22nd March 2017

Meeting Closed: 9:05pm