

## **SNDP**

Minutes of the meeting of Staverton Neighbourhood Development Committee held on Tuesday 22<sup>nd</sup> August 2017

**PRESENT:** Karen Edwards(KE) Tony Glover (ToG)

John Golding (JFG) John Vale (JV)

Ian Weaver (IW)

Yvonne Taylor (Minutes)

**APOLOGIES FOR ABSENCE:** received from Jo Gilford, Jay Holliday, Vanessa Lee

In the absence of the Chairman, it was agreed that John Vale chair the meeting

### **1. 1. GOVERNANCE**

#### **1.1 Declaration and nature of interest**

None

### **2. MINUTES**

#### **2.1. Approval of minutes of meeting held on August 3, 2017**

##### **Item 1.2**

JFG thought the proposed amendment `all the proposed changes` was incorrect.

However ToG proposed that the amendment should stand, seconded by IW; with two votes for the proposal, 1 against and two abstentions the proposal was carried.

KE withdrew her proposed amendment as enough time had already been spent on these Minutes.

It was proposed by IW, seconded by ToG that the Minutes with the agreed amendments be accepted; there being two for the proposal and three abstentions, the amended Minutes were approved.

## 2.2 Approval of the Minutes of the meeting held on August 15 2017

JFG proposed an amendment recording the number of proposed car park spaces and the number of houses proposed at the meeting; there being no seconder the amendment was withdrawn

JFG noted that he had abstained and proposed this item should be amended to reflect this, seconded by ToG.

There were no other amendments, it was proposed by JFG, seconded by IW that the Minutes be approved; all being in favour the amended minutes were adopted.

## 3. MATTERS ARISING

3.1 Training in Code of Conduct and Standing Orders – to be deferred

3.2. Two responses had been received following the article in the Parish Magazine, both of which had been acknowledged,

## 4 BUSINESS ARISING

4.1 Site Update

4.1.2 By the School: Detailed responses had been received from the developers in reply to JFG's emailed questions; shared private drive and street lighting would be responsibility of a Management Company, the layout is illustrative only: there could be affordable housing (eg plots 3,4,5 6) when terms are agreed by DDC; there is land available for additional car parking if required. JV said there was a need to be assured that what is proposed is delivered. KE would like clarification of "additional land for car parking" and asked if Highways OK with entrance location for this plot?

4.1.2 Sliver Birch:

JV reported that, following an exchange of e-mails, Jo Draper suggested that his architects be contacted direct, so he (JV) and JFG had met the developers' architects who agreed some amendments to their proposals. totally revising the layout.

Proposal was for three 2-bed bungalows and one 2-bed house (all affordable housing) and three 3-bed houses, plus four – 2 bed houses. KE queried the increase in the number of houses from 10, as previously agreed, to 11; JV confirmed that the policy is to stick to 10.

JFG reported that developers had said Housing Association would be responsible for street lighting and highways; JV confirmed that developers draft proposals should keep car parking area, and stated that a red line would be drawn around the site and shown on the confines map if the site was adopted by the SNDP.

JFG would ask developers for confirmation on their position on agreeing to Heads of Terms for any development on the site.

#### 4.1.3 Braunston Lane:

No further reply had been received from developers,.

JFG was requested to ask developers to consider scheme for houses to front onto Braunston Lane.

JV said that in all cases SDNP must try to get what it wanted by the date it wanted.

#### 4.1.4 The Croft: no further exchange of e-mails.

4.1.5 The Beeches: JV reported that the owners had contacted Highways who have asked for a map of the proposal.

KE expressed her opposition to any access from Well Lane.

KE reported that further funding would be available beyond the fourth tranche which had to be spent but by end March 2018. Consequently current timing pressure was unwarranted and may result in poor decisions being made over site selection. More time should be allowed for site selection.

After much discussion, ToG proposed that on September 7<sup>th</sup> the SNDP committee designate sites in accordance with the Neighbourhood Plan; the information to be circulated to the PC on September 8. Barring serious unforeseen circumstances which could affect this decision, the PC be asked to ratify the SNDP decision at the meeting on September 12th; SNDP would be present at the meeting to answer any queries. JV ???? seconded this proposal and all were in favour. The proposal was carried.

## 4.2 Documents for adoption

### 4.2.1 Consultation Statement – deferred

4.2.2 adopted previously

4.2.3 adopted previously

4.2.4 Housing Need Statement (KE)

JFG proposed adoption ToG seconded all in favour

4.2.5 Site assessment Statement – sent to consultants

4.2.6 Village Confines Statement – Deferred post 12<sup>th</sup> Sept meeting

4.2.7 Village Views Statement – awaiting one further photograph

#### **4.4 Staverton Neighbourhood Development Plan**

Comments 1 and 5 – awaiting DDC wording

Comment 6 – deferred, for JV to provide photo ToG to action

Comment 8 – deferred, ToG to action post site selection etc.

#### **4.5 Consultants**

ToG reported that no response to request for help had so far been received. (for quotation from a consultant to assist in further work on the plan). KE was concerned that although consultants had been on board since September 2016 we have other consultants to review policy. It was agreed that a Health Check was needed for Policies and that JV would obtain a quotation from consultants for this work. KE said she would be happy to work with consultants on Policy on her return from holiday.

It was proposed by IW, seconded by ToG that the Housing Methodology Statement and Village Confines Statement be sent to consultants. All were in favour.

### **5 CORRESPONDENCE**

None apart from Parish Magazine letter

**6 PARISH MAZINE – October**

Deferred until mid-September deadline

**8 FINANCE**

Deferred

**9 PROJECT PLAN/ACTION PLAN**

Deferred

**10 MEETINGS SCHEDULE:**

24 August **7.30PM** at Village Hall

29 August 7.15pm at Village Hall

31<sup>st</sup> August 7.15pm at Village Hall

5<sup>th</sup> September 7.30pm at Village Hall – Parish Council

7<sup>th</sup> September 7.15pm at Village Hall

12 September 7.15pm at Village Hall

26 September 7.15pm at Village Hall

There being no further business, the meeting closed at 9.45pm