



Minutes of the Neighbourhood Plan Group ('NPG') remote meeting held on Wednesday 10th February 2021 at 7:30 pm via Zoom

Members present: Adam Hedley (AH) – Project Leader, Barry Ratcliffe (BR) – Meeting Chair, David Holwill ('DH'), Sally Hordern (SH), Nicholas Kenealy (NK), Sally Kenealy (SK), Gaye Langham (GL), David Stuart (DSt).

In attendance: No members of the public were present.

1. Welcome

BR welcomed everyone to the meeting.

2. Apologies for absence

Kirk England, Tim Hawkins.

3. Minutes of the last meeting

Section 7, para 2, first sentence – this was amended to say '*No. of houses* - SH wanted to find out if WDBC could give us a justification for the number of houses they now require, bearing in mind how much the situation has changed this last year.' BR agreed to raise the issue at a meeting the following Monday.

GL wanted to review the draft minutes again before agreeing them so the matter was deferred until the next meeting.

4. Declarations of interest

Members were asked to declare an interest if relevant to the discussions.

5. Public speaking time

No members of the public were present.

6. Matters arising

6.1 Housing – Update of status of WDBC viability study

AH was happy with the proposed Zoom meeting with Rob Ellis ('RE') and Tom Morris of West Devon Borough Council's Community Housing Team on 17 February. The time suggested was 10.00 a.m. AH, BR, SK and DSt would attend, although DSt said he might not be able, as he had been called for Jury service – he would know on Friday.

SK said she and NK had suggested a preliminary briefing paper might be helpful for the attendees. She and NK would send something to AH by Friday for him to consider - to forward if appropriate to give RE a chance to consider before the meeting.

6.2 Housing - to further discuss the community consultation process – Site information pro forma, survey introduction/queries, promotion etc.

GL proposed – following discussions with DCT – the date of 12 April for the beginning of the community site consultation i.e. after Easter. All relevant information needed to be with Devon Communities Together ('DCT') by 22 March. If WDBC had not provided a site viability study by then, there would be a caveat in the preamble. SK seconded - all agreed.

DCT had suggested a minimum 3-week consultation period. GL hoped for 3 banners to promote the process at the Burrow, Village Hall and Church, subject to permissions. AH had an existing generic 'Exbourne Neighbourhood Plan' banner. GL would look into costs.

SH said there were 173 households in the Parish, of which 168 were occupied. Not all had internet access. GL needed a team of 8-9 to deliver fliers as the Parish Pump may not be circulated. GL confirmed work was underway on the preamble and questionnaire.

There were some amendments to her draft site information pro forma for site B – the latest planning application and the direction to the 2017 Community Consultation Day information on the website.

BR thanked GL for her work.

SH had circulated a promotional piece for the Parish Pump - AH wanted reference to the remaining number of dwellings required left indeterminate – and the consultation date changed following the Group's decision.

7. Any other business and future agenda items

BR raised the possibility of counting the 2 houses currently with outline planning permission in Site B towards the 'Indicative Figure' of houses Exbourne was expected to accommodate according to the Joint Local Plan. AH was doubtful, as he felt building work would likely commence before the Neighbourhood Plan was 'made' and, therefore, the houses would be treated as 'windfall'.

BR raised whether the NP could include any restrictions on barn conversions. Again, AH was doubtful, as there were specific provisions allowing certain barn conversions in national planning policy that could not be changed by neighbourhood plans.

8. Date of next meeting

Wednesday 24 February 2021, 7:30pm via Zoom.

IF YOU ARE READING THESE MINUTES AND INTERESTED IN JOINING THE NEIGHBOURHOOD PLAN GROUP, OR MAKING A CONTRIBUTION TO THE GROUP'S WORK, THEN PLEASE CONTACT ADAM HEDLEY ON 851648