

EXBOURNE NEIGHBOURHOOD PLAN Minutes of monthly meeting held in the Village Hall on 28th June 2018

Present:

Adam Hedley (AH) Sally Kenealy (SK) Gaye Langham (GL) Kirk England (KE)
Michael Brady (MB) Sally Hordern (SH) Dorothy Gennard (DG)

Action

1	Apologies: None	
2	Public speaking Various members of public addressed the Group: Mr. R. Woolacott discussed Great Rookery Orchard, a piece of land he had asked to be considered for potential development. He felt some form of development on the land could be combined with the provision of a car park and/or play/sports facility like a netball court. In particular, he noted Exbourne's shortage of parking and explained the field had been used for a small amount of parking for some time, which would not be difficult to increase. He also noted there was a safe walking route from the field to the school. AH thanked Mr. Woolacott for addressing the Group and sharing his ideas as it was very helpful to understand his position. Mr. Woolacott agreed that AH could contact him to discuss proposals for Great Rookery Orchard further in due course. Mr. Woolacott left the meeting. Some other members of the public had attended the meeting to express concerns with their land being nominated and assessed for Local Green Space ('LGS') designation in the Neighbourhood Plan ('NP'). The nominated sites are shown on the map in the appendix to these minutes. Mr. T. Hawkins made a statement in respect of his and his wife's land at Court Barton (north east section of GDN 12): <i>"We object to the proposed designation of our garden at 1 Court Barton as a Local Green Space. It does not meet any of the three criteria for LGS Designation in the Planning Practice Guidance which apply to an area where there is no public access, for example:-</i> • <i>Wildlife - It is of no greater value because of its wildlife than any of the private gardens in Exbourne. It mostly comprises heavily managed lawn, laurel and rhododendron and also includes a sizeable tool shed, wood store and a paved and covered seating area</i> • <i>Historic Significance - It is no more historically significant than many other private areas in Exbourne. 1 Court Barton is an unlisted semi-detached dwelling</i> • <i>Beauty - Due to the high wall and hedge it is not visible externally to anyone passing and is not overlooked by any properties and there are no public Rights of Way.</i> <i>We moved to Court Barton three years ago to enjoy the house and garden and have no plans to develop any part of it or to move. In any case, given the difficulty of access, the proximity to St Mary's Church and the fact that the property is in a Conservation Area, any application to develop is highly unlikely to succeed. There is no additional local benefit from an LGS designation as Conservation Area status provides sufficient protection.</i>	

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<i>Many Planning Authorities have taken the decision to exclude private domestic gardens. If our garden goes forward for nomination as an LGS we would expect to receive the full written grounds. We consider it strange that in a village with many attractive gardens we have been singled out as the only one proposed for LGS status. We also want to know who originally nominated our private domestic garden given that there is no public access and very limited private access in the past three years."</i> AH thanked Mr. Hawkins for his comments and reminded those at the meeting that, as explained in a recent email to the landowners, no decision had yet been made by the Group to designate any site as LGS. All the relevant sites had simply been nominated by members of the public in the March 2017 consultation exercise. The Group was currently preparing a report that would examine whether the nominated sites meet the relevant National Planning Policy Framework ('NPPF') criteria. Potentially affected landowners could be reassured that they would be formally consulted in due course. Their representations would be considered by the Group and seen by West Devon Borough Council ('WDBC') and an Independent Examiner, who would both need to be satisfied that any LGS designation in the NP was appropriate. AH agreed to obtain guidance from WDBC on the issue of identifying those who had nominated sites but his opinion was that it was only likely to create unnecessary animosity. AH was prepared to share the number of nominations each site received and would send details to the landowners. AH's recollection was that even those sites with the most nominations were only nominated by 10-12 individuals. The nomination process was relatively onerous and required the nominees to complete a form in a format provided by WDBC, setting out details of the site and which of the relevant NPPF criteria they considered it met. Mr. F. Glanville also objected to various pieces of his family's land being considered for LGS designation. He echoed Mr Hawkins remarks regarding Court Barton's garden and explained that his family's portion of it (south west section of GDN 12) had been a vegetable garden until relatively recently. Mr. Glanville explained that only a part of W11 was ever planted as an orchard and in Victorian times it included a tennis court. It had historically been opened up to the public for open garden days but is a private garden. Mr. Glanville also raised concerns over the possible designation of area GV2, which was effectively a "ransom strip" over the historic entrance to his family's barn. AH thanked Mr. Glanville for his comments, which would be noted by the Group. GL explained to Mr. Glanville that it looked like the area shown on the map for GV2 did not appear to have been drawn accurately and looked bigger than it should have been. TJ, like others present, objected to his land (F15) being nominated as an LGS. The land was a large paddock outside of the settlement boundary, which he felt did not meet any of the relevant criteria. AH reiterated that the land had simply been nominated at this stage and no decision to designate had yet been taken. TJ stated he also had concerns over the nomination process and had not been made aware of it. He wanted to know who had nominated his land. AH explained the Group was following a process for LGS designation, including the nomination process, under guidance provided by WDBC. He was sorry that TJ had not heard of the nominations but felt the March 2017 public consultation had been widely advertised, including notices in the Parish Pump, posters throughout the village	AH
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	and in newsletters posted to every parishioner. There were also display boards and nomination forms in the Burrow and Village Hall throughout March 2017. AH agreed that direct communication with affected landowners since the nomination process had not been very good but hoped his recent email had demonstrated the Group intended to improve this. Ms. S. Money noted that, of the village's current housing footprint of approximately 27 acres, 11 acres of land had been nominated as LGS, even when you excluded 3 acres of playing field. She asked whether housing requirements would influence green space designation. DG explained that development plans were required to provide certain levels of accessible green space under national and local policy and so they were linked. AH stated that the Group's assessment of LGS nominations and development sites were independent of each other. However, the interaction and relationship between the two types of land use would need to be considered when developing the NP itself. All members of the public present, apart from Ms. S. Money, left the meeting at this point.	
3	Evidence base <u>Site Allocation</u> AH reported that he had met with the new Neighbourhood Planning Officer at WDBC called Duncan Smith. Mr. Smith had previously been a Chief Planning Officer in Wales and recently retired but decided to move to the South West and take on this new role. He had generally been very positive about the work done so far by the Group and the progress made. He had thought the Group's work on development site assessments was thorough and compared favourably to many other neighbourhood plan groups. He advised that, if the Group was considering making a site allocation in the NP, then it should begin a dialogue with relevant landowners. Given the potential benefits, the landowner would be expected to analyse and mitigate any site constraints and demonstrate deliverability. AH shared with the Group a schedule he had prepared, which set out the 19 houses either built or with planning permission that he believed would already count towards the "around 30" dwellings it was suggested Exbourne was "able to accommodate" by the Plymouth and South West Devon Joint Local Plan ('JLP'). The shortfall could either be met through estimated "windfall" small-scale developments or site allocations. Given the positive site assessment of the Glanville site to the North of Stowe Lane, as well as the level of community support for and the potential community assets that could be delivered by development of the site, it was agreed that AH should approach the Glanville family to explore their intentions and position in relation to the site further. <u>Local Green Spaces</u> AH reported that Duncan Smith had also thought the Group's process in relation to LGS nomination, assessment, and consultation was in line with guidance and appropriate. He thought potentially affected landowners could have been contacted sooner but recognised the Group was making amends in this respect.	AH

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AH explained that GL had provided him with the evidence and content she had prepared so far for the LGS assessment report, which he had begun to compile into a single document. AH and GL agreed that they would aim to have a draft report ready to discuss at the next meeting.

Local Landscape Study

DG reported that she had provided an initial draft of the Local Landscape Study to AH for his review. AH had provided some initial feedback which DG was working on. She explained that she had split her report into three sections:

- The natural landscape;
- The built landscape; and
- The cultural landscape

DG asked the Group and the remaining member of the public what they would consider to be the valued cultural characteristics of the parish of Exbourne. Various suggestions were made and noted.

DG and AH would work to finalise the report.

Housing Needs Characteristics Study

SH explained she had read the guidance to help neighbourhood plan groups prepare housing needs studies and had noted the following:

- It was not absolutely necessary to prepare a housing needs characteristics document but it could be helpful, particularly regarding design and environmental fit.
- There was a need to consider surrounding area and local economics.
- The NP cannot force open market housing to be offered to locals but developers could be encouraged to think of local needs.
- It was not recommended to prescribe the form of any social housing provided in the NP, as this would generally be done by the local authority.
- There should be caution over providing the type of houses that could become second homes or holiday lets.

AH added that, from his quick review of the guidance, the aim would be to collect data on local demographics and household characteristics and adjust the housing needs figures at the LPA level to reflect the local situation.

SH agreed to prepare a report before the next meeting

Plan and policy

AH explained he had not yet had a chance to draft feedback and comments for Stuart Todd in relation to the draft “policy intents” he had prepared for the NP.

Finance

AH shared a budget he had prepared for a third Locality grant application for the period from 1 August to 31 March 2019 as well as the estimated remaining expenditure the Group would require to complete the NP. The Group agreed that a grant application of £2,727.60 should be made, predominantly made up of consultant fees. AH agreed to discuss the proposal with the Parish Council and seek their approval to make the application.

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6	Any other business DG suggested that the Group should prepare a newsletter to update parishioners on the current status of the NP and the JLP and set out details of what the Group had been working on since the Community Consultation Day. The Group agreed this was a good idea. DG agreed to prepare a draft for discussion.	DG
7	Next meeting Thursday 26th July 2018, 7:30pm in the Burrow.	ALL

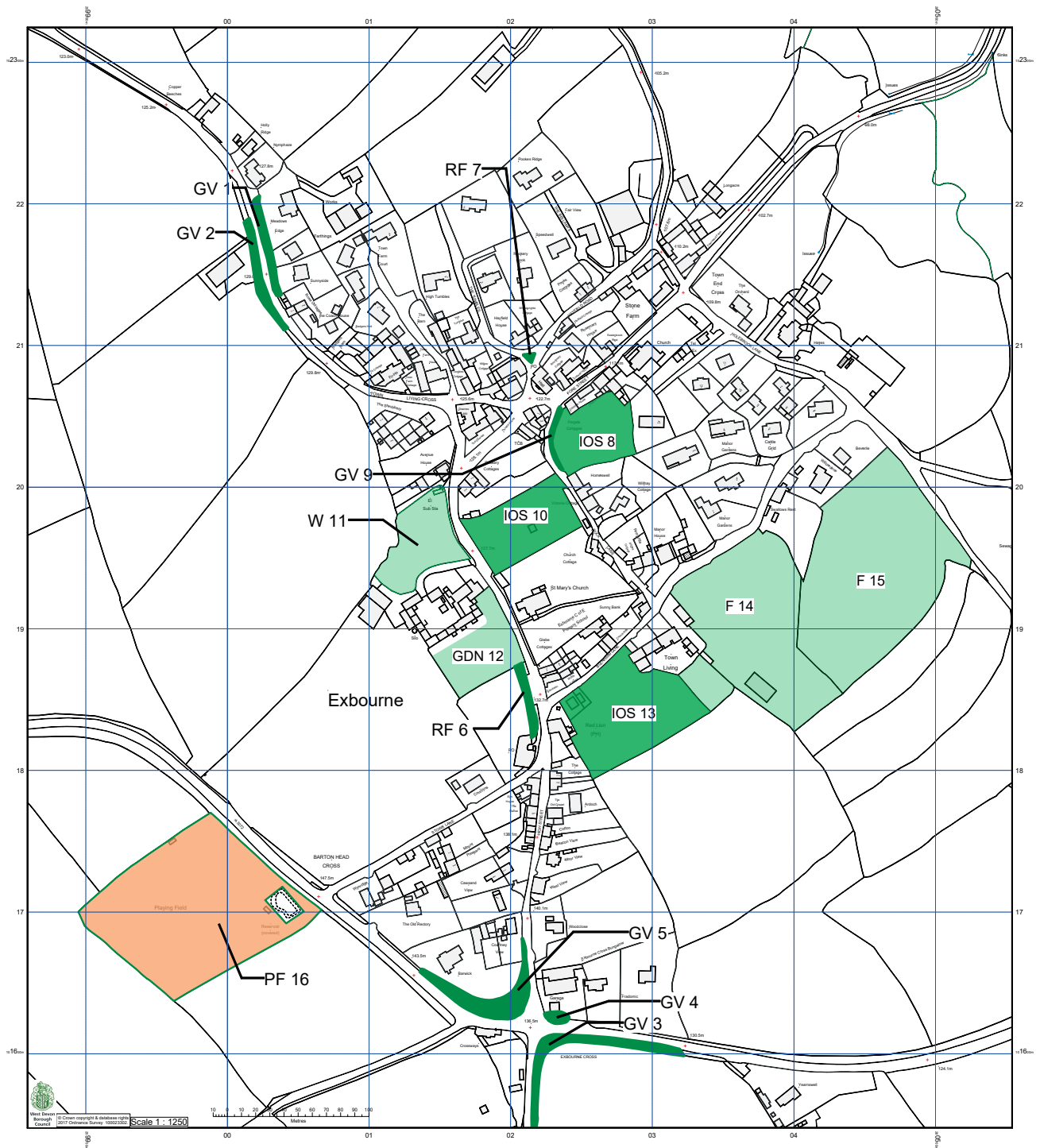
IF YOU ARE READING THESE MINUTES AND INTERESTED IN JOINING THE NEIGHBOURHOOD PLAN GROUP, OR MAKING A CONTRIBUTION TO THE GROUP'S WORK, THEN PLEASE CONTACT ADAM HEDLEY ON 851648

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APPENDIX

MAP OF AREAS NOMINATED FOR LOCAL GREEN SPACE DESIGNATION



KEY

- Un-built land in private ownership (around and within the village envelope but excluding private domestic garden)
- Wide road verges with visual amenity or with planted
- Previously designated "Important Open Spaces"
- Exbourne Playing Field