

NEIGHBOURHOOD PLANNING STEERING GROUP

Minutes of Meeting on 13 March 2015 at All Saints House

1. Present: Janet Verplancke (Acting Chairman), Shelagh Barnard (Treasurer), Rosemary Bamberger (Secretary), Zoe Betterton, Rita Brickill, Marianne Carnell, Jacqui Hubbard, Richard Larcombe, Paul Weston (Consultant).

Apologies: Alistair Forbes.

The Minutes of the meeting on 27 February 2015, which had been circulated, were agreed, and signed by the Acting Chairman.

2. Matters Arising: Mr Larcombe corrected the date of All Saints becoming a Civil Parish from "20 years to 2016" to "25 years from 1990 to 2015".

Mr Weston informed us of the Social Housing Market Assessment (SHMA) report, concerning EDDC's housing allocation. The figure of 750 houses per annum has been increased to 950 p.a. This is to be discussed in Council.

Mrs. Betterton said that EDDC are turning down some village developments because they are not sustainable - for example, cars are essential as there is no public transport.

Mr Weston said that 'non-strategic' SHLAA sites can be re-assigned by Parish Councils within a Neighbourhood Plan if the EDDC grouping is not considered suitable, but must still be implemented.

3. Progress Reports. Mrs Hubbard has contacted Lisa Turner, the Blackdown Hills Planning Officer. She said that we need to discuss the BH Management Policies with her, and proposed that we invite Lisa Turner to our next meeting. It was decided that we should invite her to come at 10 a.m. for the discussion, that she would then leave and we would devote the rest of the meeting to that topic.

Mrs Barnard pointed out that as a Steering Group, our meetings have to be open to the public, for which we would need the Village Hall. She proposed the third Tuesday in the month between 10 a.m. and 1 p.m., one of the very few slots available. She will make the booking as soon as possible, for Tuesday 21 April. Meetings at All Saints House will be in committee, not as a Steering Group.

Mr Larcombe has done a great deal of work on the web-site, which at the moment is still under construction. Improvements were suggested to make reading easier. When all steps in the planning procedures are in place, Dave Wickens can construct all the links. Mrs Verplancke thanked Mr Larcombe for all his hard work.

Mrs Hubbard said that so far she has not had many responses to her letter to the fifty organisations concerned with rural planning matters, but it is early days. Natural England should be consulted if proposals might affect SSSIs. Mr Weston told us that there will be an obligation to consult once a Draft Plan is formed.

Mrs Hubbard will send a reminder by email to any organisations which have still not responded in about three weeks from now.

Mrs Betterton reported on Local Context. She felt that, having been in the village for only about two years, she does not yet have the local knowledge she needs, but is very happy to collate information gathered by others. It was suggested she should contact Bob Speed for information on agricultural ownership. Bio-diversity - she reported that the Devon Bio-diversity Records Office will do a report for us for £64.50p., and Mr Weston said that other parishes have found this to be of good value and well worth doing. Public Rights of Way - Libby Dibble is very good at keeping these in good order.

Mr Larcombe asked if there is a copyright issue with our Group using the DCC Parish Map, and Mr Weston said that if we register with the Public Sector Mapping Agreement (PSMA), we would have a licence number and there would then be no problem of copyright. Mrs Barnard will apply for this.

Renewable Energy - Mrs Betterton said that in the Parish there are only some private projects so far. Air quality is good. It would be difficult to improve our CO2 emissions, as cars are essential. Built and Historic Environment - built-up areas are mostly centred on Smallridge and Goldsmiths Lane. Historic sites: Coaxdon Hall, plus lime kilns, mill and cottages. (The Beacon is in Chardstock.) Mrs Betterton asked for any old photographs to help identify sites. Planning Applications: Mrs Barnard will give Mrs Betterton copies of the reports of the public meetings on the Ridgeway application. An application for change of use from a workshop to a barn at the Hillside plot had raised no official objections, so the Parish Council had no option but to approve it.

Mr Larcombe gave Mrs Betterton a list of owners of land. He showed us the

Affordable Housing flyer which had been included with our Council Tax bill, and pointed out that the photo in it was of the social housing at Waggs Plot, which showed that provision of such housing is possible.

Mrs Betterton has done an analysis via Zoopla of house prices in the All Saints post-codes going back to 1995. This shows the incremental growth in house prices in the village. In the last 5 years, 35 properties have changed hands. In 20 years 121 have done so. Prices are high (average price over £400,000), which has affected the demographic of the population. Village Hall: this is used a great deal, especially by the Primary School, which has a contract for its use and for parking spaces. Are there unmet needs because the hall is unavailable?

Open Spaces and recreational areas. The Churchyard is designated as a green space (as are many churchyards); the children's play area and cricket ground are recreational areas available to the population. Walking - there are no pavements and no possibility of them; Cycle paths: they are part of the National Cycle Route, but in the parish are all on lanes and there is no space to provide separate cycle paths. Mrs Hubbard will write to Sustrans to ask what their future policy regarding this is.

Jobs: There is little commerce in the village - Buffers, and the Ridgeway Inn (now a pub and no longer a hotel). Many people work from home, but slow broadband speeds are a problem in general in the area. The nearest Job Centres are in Honiton and Bridport, though there is a Job Club in Axminster. Local employers should be asked about apprenticeships, which would help to keep young people in the village.

Mr Weston pointed out that it is crucial that we provide firm evidence to support the neighbourhood plan, not just anecdote.

Other Contributions: Mr Larcombe suggested flyers both in the Parish Newsletter and on the web-site. Mrs Brickill thought that the flyer proposed is too crowded and difficult to take in, and that an initial one should have big and bold messages to catch people's attention first, and be followed up by more detailed information afterwards, or possibly on the outside of the flyer which would be printed on A4 paper and folded to fit into the Newsletter. This might mean getting it printed professionally, as it needs a laser printer, and Mrs Betterton will enquire at the Crewkerne printer she uses professionally.

4. Mr Weston told us that although his contract was due to terminate on 31

March, he is happy to work with us up until 10 April. The aim by that date is to have the Local Evidence Report finalised and analysed, showing issues and opportunities. At the next meeting we shall need to consider the gaps in our evidence and whether they can and should be filled - some gaps can be filled by asking the local community. Mr Larcombe thought this could be done either by a questionnaire, or there could be an exhibition in the Village Hall with queries for local people to answer. Mr Weston and Mrs Betterton will communicate by email to complete the local evidence report and its analysis as above. This is a "C2" exercise in the sequence of events, and any questionnaire should not be delivered until after the election on 7 May.

5. Terms of Reference. We were each given a copy of these, putting the Group on an official footing.

Mrs Brickill was appointed as Volunteer Contact. There will be a link from the NP web-site for anyone to click on, rather than putting anyone's email address in public view on the site.

6. Any Other Business. Mrs Hubbard will localise our Communication Strategy and bring the information to the Village Hall meeting on Tuesday 21 April.

Mr Weston told us that the Government is investing £22m into community affairs. We should be able to apply at the end of April for a further grant of £8,000, but it is a longer and more complicated procedure than for the previous grant.

Mr Larcombe proposed a black-and-white insert as part of the April Parish Newsletter, followed in May by a double A4 flyer with colour. (See last paragraph of Section 3 above.) Mrs Betterton said there should be clear, bold notices on parish notice boards and trees, and Mrs Verplancke can laminate these. Mrs Betterton asked if we can email parents through the school, and the secretary said she would enquire.

Mrs Barnard said she had just heard today that we now have the £4,850 grant in the parish bank account. Also, we have just been accepted as a Neighbourhood Area, so we can now apply for the additional £2,000 grant, which has no time limit. There was a unanimous agreement to buy a digital projector. Mrs Barnard has obtained quotes, which she will give to Mr Storey, the PC Chairman.

It was decided that the Emergency Officer should be included in the list on the All

Saints Neighbourhood Development Plan.

Mrs Barnard told us that she can go on a Facebook course, which would be helpful if it is decided that the Group should have a Facebook presence.

The Meeting closed at 12.30 p.m.

Next Meeting: Friday 27 March 2015, 10 a.m. at All Saints House, to discuss the Blackdown Hills Management Policies.

Signed.....Date.....