

Modbury Neighbourhood Planning Group

Minutes of the Meeting held on Wednesday 11th February 2015
at 8.15pm in The Pavilion, Queen Elizabeth II Recreation Field

Present: Ann Turner – Chairman Margaret Middleton - Secretary
Mark Lawrence George Rosevear
Burda Gage Rose Wood
Alison Wood Lucy Brown
Charlotte Rathbone Jon Sullivan

Apologies: Rob West Martin Ranwell
Leo Simpson Dan Turner
Roy Sims Barry White

1. Welcome, review & objectives

The Chairman (AT) welcomed everyone to the meeting and advised that Nikki Mitchell had tendered her resignation due to other commitments and the Treasurer, Martin Ranwell had also resigned.

She continued to explain how the group would evolve to produce a plan for the period up until 2031, and that other members of the community should be involved, particularly those with specific skills, who may not feel able to commit regularly, but could be called upon as and when tasks develop. The community should be regularly informed and topics of the next meeting will be published with an invitation to contribute.

Rose Wood (RW) advised that she had been to other local NPG meetings who appear to have a core group with others joining in.

Burda Gage said it is important to use skilled people in the town

The Chairman reiterated the importance of involving people who may not have professional skills but whose help could be used in other ways e.g. distribution of information or historical knowledge.

The community may have their own genuine, but differing, views on the current RA1 development and it is important that the purpose of the Neighbourhood Plan Group is clarified and that the aims are understood. There are other sources available for individuals to make comment on RA1, such as the SHDC website. The consensus is to move forward beyond this development. The group is independent of the Parish Council, but Councillor Rob West will act as the link representative. The Group will produce evidence of their work to the PC periodically. SHDC will also have to ratify the process of Our Plan which should feed into the District plan.

2. Treasurers Report

The Chairman advised that unfortunately she did not have full knowledge of the finances due to the resignation of the Treasurer. It is understood that the following finances will be available. ***To be confirmed***

£300 from the Parish Council

£200 from Cllr Lindsay Ward's SHDC allocation allowance

£600 from Cllr Richard Hosking DCC allocation allowance

£600 from government direct funding due March/April

The Chairman then asked for a volunteer to take on the Treasure role. George Rosevear offered his services; this was proposed by Burda Gage and seconded by Rose Wood.

BG advised that the South Hams Community Volunteer Service were holding a workshop and lunch on Friday 27th February 2015 at the QE11 Pavilion which may be useful to attend. The service could assist with identifying need, resource sharing, and funding issues.

Charlotte Rathbone (CR) will endeavour to attend

3. Communication

The Chairman advised that Jason Elson at SHDC design department is willing to assist the design of a 'house style' and associated artwork. CR & Jon or Emily Sullivan will liaise with Jason Elson regarding this matter.

Mark Lawrence (ML) will confirm space in the Messenger for regular updates.

Dan Turner & Margaret Middleton will establish a presence & promote on social media i.e. Facebook, Twitter, Whatsapp,

The Chairman reiterated the need to share and gather information from outlying areas such as Brownston and Shearlangstone

The necessity of a Communications Officer will be reviewed at a later date.

4. Housing Needs Survey

The advice postcards were distributed within the February Messenger to all homes in the town. Although hard copies were to be made available from the Parish Office, for those people not having access to the web, this has not happened.

GHWR will query this with the Parish Clerk and advise.

ML had identified problems with completing the online survey and was tasked to speak to SHDC regarding the 'flow' and report back to the group. The Chairman agreed that the process was flawed.

Priority will be given to discuss the Housing Needs Survey at the next meeting and Debbie Holloway, from SHDC, has been invited to attend to give feedback and analysis, provided all the information is available by that date

5. Future Homes Conference

CR & the Chairman reported back on their experiences at the recent Future Homes Conference at Dartington.

Representatives from Dartington Parish Council, and Transition Town Totnes advised on their situation. Discussions were held regarding approach to housing need, community land trust, and sustainable housing.

The Neighbourhood Plan Group from St. James, Exeter and Cerne Abbas in Dorset highlighted the dedication and commitment needed to pursue the Plan.

Foot Anstey gave legal advice regarding pecuniary interest.

The Chairman attended sessions including information on passive and straw bale houses, an Eco village in Ireland and the development and use of energy in Broadhempstone.

The powers of a NPG were discussed and questioned.

Dartington Trust has recently changed their original proposition following consultation with local residents.

Information & contacts from this conference will be forwarded shortly.

6. Any Other Business

- i. The Chairman recommended the Forum for Neighbourhood Planning on www.ourneighbourhoodplanning.org.uk where information can be found on mapping and preparing for community empowerment. She went on to seek approval to sign the Modbury NPG up to this site for newsletters etc. **Approved**

- ii. In response to Lucy Brown's question 'What is affordable housing', George Rosevear answered as follows:

Prior to 2010, SHDC's Affordable Housing Team Leader, in a planning site meeting, described an affordable house as one that could be brought to the market for about £125,000 but for mortgage and rental purposes the sum of £75,000 was used. This was broadly based on the average income in the South Hams, which was stated to be about £23,300 - for mortgage purposes roughly 3 times average earnings. Central government, at the time, contributed, either to the developer or through a Housing Association a sum in the order of £50,000 to allow this policy to work.

Post 2010 the new Coalition Government was unable to sustain this level of support, which has fallen away to a sum something in the order of £20 – 25,000.

Footnote

Prior to 2010, SHDC sought affordable contributions in the order of two-thirds of the housing in a development being affordable. This policy has been modified and affordable content tends to vary per development.

- iii. Rose Wood queried the allocation and distribution of housing across the district; she reported figures from Phil Baker of SHDC. She will communicate with Mr Baker and produce evidence for the next meeting.
 - iv. Tess Willmott from Ugborough NPG will be invited to attend a future meeting to share information.
7. Date of next meeting
Wednesday 11th March at the Pavillion, QE2 Recreation Field at 8.15pm.