

MODBURY NEIGHBOURHOOD PLANNING GROUP MEETING

11th March, 2015

20:15 - 22:08

The QEII Sports Pavilion, Modbury

Present: (in order of seating) Ann Turner (chair) Dr Mike Hopkins, Daniel Turner, Brian Weeks, Alison Woods, Barry White, Roy Sims, Mark Lawrence, Charlotte Rathbone, Rose Wood

Visiting speakers: Debbie Holloway (SHDC) and Alex Rayhad (West Devon DC)

HOUSING NEEDS SURVEY

Due to time constraints and the distances they had to travel, it was agreed that Debbie Holloway and Alex Rayhad would present their findings re: initial findings of the Housing Needs Survey before the agenda.

Debbie and Alex explained that the survey findings were still mainly in raw form and that Alex is still writing the draft. They requested that what they say tonight, be kept confidential and that they expected the draft to be finished and a copy sent out on Friday / Monday, to be distributed with the minutes. The following figures are for the Parish and do not include RA1 proposed development.

Key points:

- There were 129 responses to the housing survey (out of approximately 600 households - Alex has the exact figure). There were two possible 'fakes'. Findings accepted as valid for 5 years
- The survey is still open for responses, via paper copy. Ann Turner said this was helpful, as it is most important that people feel involved. Debbie and Alex suggested that a ballot box could be sited in the Parish Council office - following discussion, it was agreed that this would be better sited (with agreement from Justine and Peter) in the Modbury Post Office, as it has longer opening hours and is central.

Ann Turner to speak to Justine and Peter

- Debbie and Alex noted that the findings were similar to other communities in the South Hams

- 19 properties needed by all ages in the community for social housing (note: only data from Devon Home Choice, does not include people who have moved away and want to come back)
- 7 properties change hands at the moment approximately (annual turnover)

25% of respondents wanted 1 bed accommodation (but not viable from a developer's and community point of view).

50% of respondents indicated they need 2 bed accommodation

20% of respondents indicated they need 3 bed accommodation

5% of respondents indicated they need 4 bed accommodation (in terms of Devon Home Choice categories A - E, only one x 4 bed accommodation needed currently)

- Debbie and Alex noted that the survey also had other useful information in terms of neighbourhood planning - e.g. people 'forced' to move away due to lack of facilities - and Alex will include this information in her report.
- One significant finding was that rents in Modbury are higher than in other areas of Devon. Alex will look into this further - she asserted that some people will fill in the survey and be coded as 'E' 'no housing need', yet in reality, they are in need because they pay high rent and cannot afford it.
- Debbie and Alex noted that there are, currently, 32 / 33 people on the housing register

Brian Weeks asked if there had been any analysis of the data regarding age. Debbie and Alex replied that the responses and needs were a 'mixed bag' of all ages.

Barry White suggested that some people who responded to the previous housing need survey would be housed in the proposed development at RA1. Debbie replied that this would depend on what those people need and that they might move before RA1 is built. She went on to say that accommodation is never 'built to responses' (of HN Surveys) and that if RA1 is built, the figures will change fast.

There was some discussion re: 'pockets of difference' in terms of housing need / provision across the South Hams (eg Lee Mill and Salcombe) mainly due to economic differences. Mark Lawrence mentioned that at the last meeting Lucy Brown had asked about affordable housing and a discussion

ensued re: shared ownership / discounted options etc. Debbie explained that there is a range of options: eg 'Rent Plus', new ideas on affordable homes, 'help to buy after 5 or 10 years' and other models coming onto the market all the time.

Mark Lawrence noted that one or two young people had said in a recent meeting that they did not wish to rent, they wished to buy property. Debbie and Alex said that they did not look at this in the data and asked the question: if they have aspirations to buy, can they afford to? Debbie said that Low Cost Ownership 'products' are to be encouraged but to be considered eligible, people must register on 'Help To Buy South West'. This has a ceiling of £60,000 (could be two salaries of £30,000) if over this, people should be looking to buy on the open market.

In conclusion, Debbie and Alex reminded us that they will send the draft report and request that this is not distributed yet

Ann Turner thanked Debbie and Alex on behalf of the group.

NP Meeting proper commenced:

Apologies

received from: Margaret Middleton, Burda Gage, John Sullivan, Rob West, George Rosevear, Lindsay Ward

Correction to draft minutes:

- Ann Turner noted that Margaret is building a circulation list for minutes / communication etc. and asked all present to give Margaret an email address for a public distribution list
- Rose Wood didn't second George Rosevear as Treasurer: now corrected
- Point iii. Rose Wood clarified that she did not comment on housing allocation as described in the draft minutes; she said that Phil Baker had stated in one of the first NP meeting, that SHDC could allocate housing in addition to any housing proposed by the NP group.

NP Designation

Ann Turner noted that a letter has been received, formalising the designated area (the Parish) and that Phil Baker is our link officer at SHDC. He will come to our NP meetings. Following brief discussion, it was agreed that:

Rose Wood would contact Phil to invite at an agreed date

Mark Lawrence suggested that minutes of NP meetings should be sent to Phil Baker

Margaret Middleton to add Phil Baker to distribution list for minutes

May Fair

It was agreed that a stall at the May Fair would afford a good opportunity to reach the community with information about neighbourhood planning

Ann Turner will ask Margaret Middleton to book a stall for the May Fair

There was discussion regarding the siting of the stall - possibly in the White Hart, with the pop-up art show or out in the street (largely weather-dependent)

It was also agreed that considerable work needs to be done to prepare for this event - to identify some 'emerging themes' to stimulate debate etc

Hercules Project

Rose Wood gave brief information about the HP - that a large scientific survey had been carried out last September / October - focusing on physical and human aspects of the cultural landscape of Modbury. This involved surveying and mapping trees, hedges, stone walls, bodies of water etc, as well as in-depth interviews with land-owners. The Modbury Tree Group was set up as local focus (see facebook pages for MTG and HP and the website for the HP)

Margaret Middleton to provide web links to this project.

Treasurer's Report

George Rosevear not present, therefore, treasurer's report to be sent as part of minutes.

Funding

Roy Sims suggested that the Coastal Funding Initiative LAG, which funded the Heritage Trails etc., might fund NP. Brian Weeks pointed out that this involves spending money, then presenting invoices to obtain the (re)-funding from the LAG

Roy Sims to contact Burda Gage for details

It was noted that, in terms of the NP timeline, a funding bid is now due.

George Rosevear to prepare bid

Following some discussion regarding funding, it became obvious that there was a lack of clarity regarding where NP funds should be held / managed - as part of Parish funds or separately? Also: Should there be funds 'left over' would this go into Parish funds or be returned to the funding body? It was agreed by all that openness, transparency and accurate records and control were essential.

Ann Turner will discuss with George Rosevear

Any Other Business

Logo:

Charlotte Rathbone has spoken with Emily Sullivan re: NP identity graphics. She noted that professional design takes time and should be properly funded. To save time, we could take the design / font / colour, from the Modbury Heritage road sign, or the 'Plastic-bag free town' sign. Discussion ensued and it was agreed that we need the logo in time for the Modbury Fair and that we need a few ideas to consider.

Charlotte Rathbone will speak to Emily Sullivan and Jason ? at SHDC Brian Weeks will speak with Evelyn ? of Long Park, all with view to preparing ideas for a logo, for the group to consider at the next meeting

Engaging different groups within the community:

Ann Turner said that she has had informal conversation with teachers at the school re: trying to set up meetings after school and thus obtain the views re: NP, of this group of parishioners

Anne Turner to follow up

Rose Wood has communicated with Tess Wilmot about NP in Ugborough and elsewhere. Tess's partner Ian is very involved and they would be happy to attend one of our meetings to share ideas / advice - especially re: community engagement.

Rose Wood to arrange, when this group decides on an appropriate date

Ann Turner reminded the group of an event being put on by the Dartington NP group. This will take place on Saturday, 28th March, from 10:30 - 12:30, at Dartington village hall. **Please let Ann know if you wish to attend**

Ann Turner suggested this group needs consider:

- the work programme
- setting up and tending a NP website

- putting together a list of all groups / clubs etc in Modbury and their contact details (**Mark Lawrence offered to do this and it was suggested that George Rosevear could provide a list of farmers**)
- Brian Weeks explained about OS mapping software available to the Parish, that could be useful to the group - eg in exhibitions etc **Mark Lawrence will ask the Parish Clerk about this and Charlotte Rathbone will ask Jason ? at SHDC**

Meeting dates and venue

There was a discussion re: changing the timing of the meetings, to enable a timely report to go into the Modbury Messenger (deadline is 10th of the month). Barry White pointed out that currently, the NP meetings clash with History Society meetings. It was also mooted that the meetings be held in the Memorial Hall or other venue. However, it was decided that as the QE11 venue was free, the meetings would continue there.

Next meeting: Wednesday, 8th April, 2015 at the QE11 Sports Pavilion.

Meeting closed at 22:08

RW / CR