



Stroud Parish Council

Minutes of a meeting of the Affordable Housing and Sustainable Development Committee held at Steep Village Hall on Tuesday 9th of September 2013 at 7.30pm.

Draft minutes subject to confirmation

Present: Cllr D McKinney, Cllr A Burges, Cllr F Rogers, Mrs J Llewellyn, Mr C Brown & Mr S Brown, District Cllr N Drew, Mr Chris Murray – EHDC Planning Development Services Manager & Mr Chris Paterson – SDNP Link Officer.

Also Present: Mrs M Snow (Clerk & RFO) Ms Mags Wylie (CAH) & 5 members of the public.

AC1.02.13 Apologies: Cllr C Snow, Cllr J Mitchell, County Cllr V Clarke, Mr C Spencer, Mr R Allen, Ms L Hooper & Mr Nat Belderson – SDNP Planning Officer.

AC2.02.13 Declarations of Pecuniary Interests: None

AC3.02.13 Comments from the Public or Press. None

AC4.02.13 To receive and approve the minutes of the meeting on the 9th of July 2013. Minutes of the first Affordable Housing & Sustainable Development Committee Meeting held on the 9th of July 2013 previously circulated were agreed and signed.

AC5.02.13 SDNP Site Appraisal Update.

The Chairman updated the committee on the developments since the last meeting which included the withdrawal of site 3 -the field East of The Seven Stars public house.

AC 6.02.13 Report from the informal meeting with SDNP on the 30th of July 2013. Site Appraisal – Specific sites.

The Chairman explained that Mrs Natalie Fellows, Mr Andrew Triggs SDNP Planning Officers and Mr Chris Paterson SDNP Link Officer, along with the Vice-Chairman Cllr Alan Burges and Mr Ron Allen attended the meeting. The meeting included a visit to the two short listed sites. Community Right to Build Orders (CRBOs) and Neighbourhood plans (NPs) were discussed as possible plans that could assist the Parish Council. The planning constraints and community benefit were also discussed, see appendix 1. for the full report. Mr Paterson added that as part of the Petersfield Neighbourhood Plan the group carried out a community buildings survey which found that there was a need for additional community facilities in the area.

AC 7.02.13 Planning Permission options – Guest Mr Chris Murray Head of Planning EHDC.

Mr Murray and Mr Chris Paterson gave the committee an overview of the planning process including CRBOs and NPs and an update on the Joint Core Strategy and Allocation processes. Mr Paterson advised doing a Neighbourhood Plan rather than a Community Right to Build Order as Stroud is a small parish and most of the work has been completed in the comprehensive Parish Plan. Mr Murray advised that any planning application concerning this development would be dealt with by the South Downs National Park Authority(SDNPA) and not East Hampshire District Council.

In summary Mr Murray advised the Council that it was probably too late to produce any Community Right to Build Order or Neighbourhood Plan as developers are already at the pre-application stage and any plan would not be completed in time for this development. The **key issue** raised is that will SDNPA under current planning policy allow development on a rural exception site which would include open market housing with community gain. Mr Chris Paterson will speak to Mr Nat Belderson at SDNPA to get the answer. It was noted that if they will not allow this then the scheme would not probably go any further on this occasion.

Mr Heron, the agent for Mr & Mrs Atkinson (owners of the Ramsdean Road site) commented that he and the landowners wished to work with the Parish Council and residents of Stroud to provide a scheme which everyone is happy with. Mr Heron added that the Parish Council were welcome to attend the pre-application meeting which will discuss the development of the site in Ramsdean Road.

The Chairman commented that it was now for the Parish Council to wait for a response on the key issue from Mr Belderson and then another committee meeting would be held to discuss how the development can move forward or not. If progress can be made Cllr McKinney asked Mr Heron if he would be prepared to make a presentation to the community to which Mr Heron agreed.

AC 8.02.13 Overview of the Stroud Housing Needs Survey.

The Chairman explained that the Housing needs survey contains a lot of the information that the community would like to see in any new development in the village.

AC 9.02.13 To discuss the current development boundary in the Parish of Stroud and discuss possible amendments.

The Chairman read out a letter from Mr & Mrs Morgan requesting support for a change to the development boundary through their property. Letters of objection had also been received. Mr Fanshawe who was in attendance gave his support to the Mr & Mrs Morgan and explained that some issues raised could be addressed. After discussion it was agreed to wait for the formal consultation process carried out by East Hampshire District Council (EHDC) when the boundary is next reviewed in 2015. The clerk is to write to Mr & Mrs Morgan and to clarify the review date with EHDC.

Future agenda items:

South Downs National Park Planning officer to discuss the key issue raised above.

Date of the next meeting a provisional date of the 19th of November was set but this would be confirmed.

Meeting Ended: 9.30pm

Signed

Chairman: _____ Date: _____

Clerk – M Snow