

**Minutes of the Annual Parish Meeting of the Parish of Stroud held at Langrish  
Primary School on Monday the 4<sup>th</sup> of April 2017 at 7.30pm**

**01.17 Present:** Cllr David McKinney (Chairman), Guest Speakers – David Cranmer, Julian Bohling, Caroline Green and Robert Hall (representatives of CALA Homes) and County Cllr Vaughan Clarke (arrived at 8pm).

**Also present:** 36 members of the public including parish councillors. Mrs Elisabeth Foulston (Clerk)

**Apologies:** District Cllr Nick Drew and Cllr A Burges.

The Chairman welcomed everyone and thanked them for attending and for the good turnout.

**02.17 The approval of the minutes of the Annual Parish Meeting held on Monday the 11<sup>th</sup> of April 2016** The minutes of the meeting held on the 11<sup>th</sup> of April 2016 were agreed as correct and signed by the Chairman.

**03.17 Chairman's Report – Cllr David McKinney** (See attached appendix A).

**04.17 District Councillor's Report** Cllr McKinney read out a short report from District Cllr Drew confirming that it had been a good year for Stroud use of Councillor grants combined with East Hampshire District Council's reduction in Council rates. Cllr Drew remains committed to keeping Stroud a great place to live and work. There are a number of issues that continue with litter, housing proposals and roads and Cllr Drew looks forward to helping Stroud residents as much as possible with these in 2017.

**05.17 County Councillor's Report** Cllr McKinney read out a report from County Cllr Clarke (see attached appendix B).

**06.17 Update from CALA Homes regarding a development proposal for Ramsdean Road**

The representatives from CALA Homes gave an update on the planning application, explaining that this meeting marks another step in the continued dialogue with village residents. There have been 2 consultations held in the Seven Stars public house and the feedback they have received has generally been positive. It was confirmed that the planning application was submitted on 31<sup>st</sup> March and it should take about a week to be registered and this will then be followed by a 13 week consultation period.

The background to the planning application was discussed – in 2014 the planning authorities determined there was a need for 150 houses in the East Hampshire area (excluding Liss) and, following a housing needs survey undertaken by Action Hampshire, it was established that there was a need for 6 to 8 affordable houses in Stroud. The Ramsdean Road site was the only one considered suitable by the planning authority for development and the capacity was agreed as 30 houses. In the last month, South Downs National Park Authority has confirmed that this site can hold 26 houses plus a village hall.

CALA Homes submitted a pre planning application to SDNPA which was also put before a Design Review Panel (who aren't employed by the National Park). It was felt that the

application reflects the design and materials used for houses already in the village. The Village Hall was thought to be a potential significant focal point for the village which should be usable, multi-purpose and hopefully affordable to run. The Village Hall would be built by CALA Homes and then gifted to the village. It was also felt that the linear access on the site could be broken to create an open space to be overlooked by houses on the development. CALA Homes have taken account of feedback given at the public consultations and have accordingly changed the layout of the village hall and the available parking, increased the height of the roof of the hall, taken into account preferences on building materials used, varied the style of houses, added extra parking spaces onto the houses facing Ramsdean Road, moved the position of the affordable housing maisonettes to open up another visible open space and have changed the terraced affordable housing to semi detached houses to be the same as the private housing.

A question and answer session then followed the update from CALA Homes. Questions from local residents were as follows: -

1. Will there be access to the field to the east of the site? It was confirmed that the intention was to retain the current 5 bar gate in the current position.
2. Will houses be sold before the Village Hall is built? The Section 106 agreement will include the trigger point for when the hall will have to be built. It is not yet known what this trigger point will be but this will be negotiated and agreed with the planning authority.
3. What were the Traffic Survey results and what will be the impact of the additional cars on the development? The headline statistics are that 14 additional traffic movements are expected at peak times (peak times are 8am to 9am and also 5pm to 6pm). The formula for calculating these trip movements is taken from government standardised national formula. Steps have been taken to minimise the impact on the junction of Ramsdean Road such as increased parking at the village hall and increased parking on the development (above the guidance given by Hampshire County Council). The new development should also mean that the number of pupils attending Langrish School who live outside of the village will decrease. Hampshire County Council have also stated that there are no amendments to be made to the junction. A point was raised about parking both sides of the road near to the junction and that this could potentially be dangerous. The traffic information will be available on the SDNPA website along with all of the other planning application documents within the next week or so. Cllr McKinney also confirmed that the traffic consultant would be attending a meeting with the Parish Council sub committee later this week.
4. Who will the affordable housing be available to? Hampshire County Council monitor the allocations process and this is heavily weighted to those in the Stroud Parish and those with links to the local community. This continues to apply even when the houses are sold again in the future. CALA Homes will sell the housing to a landlord endorsed by the Local Authority. Cllr McKinney asked that if anyone was aware of

someone who could be eligible to apply for affordable housing then could they please encourage them to register for this. If the planning application is successful then the Parish Council will work with Rural Enablers to pass on information to Stroud residents of the criteria and how to apply.

5. How will people during school drop off and pick up times be stopped from parking within the development? The key feature is the village hall parking so this can be used in addition to the current parking in the pub car park. The road width within the development has also been minimised to discourage people from parking on the road. These may also remain as private roads but no gates will be added.
6. Village Hall – what are CALA Homes views on the single access point onto the main road in relation to road safety issues and crime? The hall is set further back than it looks on the plan and there is also fencing shown at the moment but CALA Homes are currently waiting for further feedback from the Village Hall Trustees. A potential barrier was also discussed. To what level will the Village Hall be finished? It will be a fully functioning hall, with white goods, that could be used straight away. The final specification can be discussed with the Parish. CALA Homes are aware that the hall should be finished to a high standard as it would be built within the National Park. Why do we need a Village Hall and can we afford it? The planning application was based on the aspirations of the community and the Parish Plan. Feedback received during the public consultations will also be included in the Design Statement but it was noted that the majority of people who responded would like a Village Hall.
7. During the building process would there be a compound for equipment and machinery or would this be kept on the road? This would be a condition of the planning permission and CALA Homes will submit a document confirming places and also what times of day works would be taking place on site. Site manager's contact details would also always be visible on site.
8. Should there still be a 70/30 split on private/affordable homes? SDNPA is proposing this site for development with a 60/40 split and the application has slightly less than 40% affordable housing but SDNPA have indicated that this would be agreeable if the site also includes a Village Hall.
9. Is the site likely to be included in the settlement boundary? CALA Homes confirmed that the application has been submitted on this basis as the Local Plan is due to be reviewed later this year and this month the Planning Department has recommended that it is included at the review.
10. What is happening with regard to drainage? The drainage scheme has also been submitted with the planning application and will be available on the website along with the other documents.

Cllr McKinney closed the question and answer session by thanking CALA Homes and confirming that everyone is entitled to comment on the planning application when it is available on the website. If anyone has any concerns then they are also welcome to email the Clerk. The Parish Council will have direct dialogue with CALA Homes and will

consider all comments and concerns that are sent. The Parish Council are aware that there are many different opinions on the potential development.

The Chairman thanked everyone for attending, thanked County Cllr Clarke for all of his help and support and wished him well in the future and then closed the meeting at 8.45pm.

Chairman: \_\_\_\_\_ Dated: \_\_\_\_\_

Clerk-E Foulston