



Stroud Parish Council

Minutes of the Extraordinary Meeting of Stroud Parish Council held at Langrish School Hall on Tuesday 28th of February 2017 at 7.00pm

Present: Cllr D McKinney, Cllr A Burges, Cllr F Rogers, Cllr O Howe, Cllr D Paul & Cllr C Foulston.

Also Present: Mrs E Foulston (Clerk & RFO) and 14 members of the public.

1.15.16 Apologies for Absence. Mr A Llewellyn and Mr J Mitchell.

2.15.16 Declarations of Disclosable Pecuniary Interests. None.

3.15.16 Comments from the Public or Press. The Chairman invited the members of the public to raise comments and queries during agenda item 7.

5.15.16 Introductions.

The people attending the meeting introduced themselves and explained their interest in the issue to be discussed at today's meeting. In addition to the members of the Parish Council there were 11 local residents and 3 representatives from CALA Homes.

4.15.16 Chairman's Update – Purpose of the Meeting

Cllr McKinney explained the background to the upcoming planning application to be submitted by CALA Homes and how this was an opportunity to engage with the developers at the earliest opportunity to influence the design of the planning application, ensure it is what the village wants and is in line with the Village Design Statement and Parish Plan. One of the top priorities raised during the last Housing Needs Survey was the wish for a Village Hall. It was queried whether the plot was still a rural exception site and Cllr McKinney confirmed that it was as at the current date but it would be up to South Downs National Park Authority as to whether this would be changed in the future.

6.15.16 Update from CALA Homes

The representatives from CALA Homes explained that at the end of last year there had been a public exhibition and also engagement with the Parish Council and, following feedback from these discussions, CALA Homes had worked on another plan which was submitted as a pre application to South Downs National Park Authority. Further to the pre application and CALA Homes' wish to work with local community aspirations, a new scheme is now ready to present which consists of 26 units (including 8 affordable houses) and a Village Hall. Although there are currently fewer people on the affordable housing register for Stroud than the 8 properties suggested, the previous Housing Needs Survey indicated that 8 properties would be needed and that houses should be built at a sustainable rate. Although the number of houses would be a fairly large increase on the number of houses currently in the village it was thought that this was not a big difference to predicted rises.

CALA Homes confirmed that their rationale is that composite development is better than a piecemeal approach.

The style of houses currently being shown on the new plans are of traditional design and there could be a mixture of houses such as detached, terraced or maisonettes. It may be possible to suggest names for the roads on the development.

There will be a public consultation event to be held in the Seven Stars public house on 16th March. It will be an opportunity to encourage discussion and for the parish to influence decisions made about the planning application to be submitted. Following the consultation event, CALA Homes will look at all feedback and review the planning application with the view to submitting the application 4 to 6 weeks later.

7.15.16 To Discuss Development Plans by CALA Homes

A lengthy discussion regarding the new plans followed. There were queries regarding the affordable housing register, whether there would be a catchment area, what constitutes affordable housing and if the affordable housing units have to be situated together on the development. There are two types of affordable housing - houses with a capped price (for example, 80% of market value) or social rented housing. If no one in the parish rents a property in the first 6 months or so then the option cascades to neighbouring parishes but when the property comes back for rent the process starts again with Stroud. It may be possible to request that a percentage of the affordable housing properties be allocated on a first come/first served basis to returning families. Anyone in East Hampshire can apply to go onto the register as long as they fit the relevant criteria.

Part of the discussion was in respect of the potential Village Hall and CALA Homes confirmed that if it was decided that a Village Hall was not wanted then they would submit a plan potentially based on 20 houses instead. If there was a Village Hall then it would be a community building and the Parish Council would engage with the Village Hall Trustees about the running of the building. It was suggested that if the Village Hall was built it could possibly be built in such a way that it could be converted into housing if the building was not used as expected.

Discussion continued with queries regarding the traffic on Ramsdean Road and the A272 and CALA Homes confirmed they were aware of the issue and would be looking into various options to alleviate the problem. The Parish Council are also continuing to discuss options of reducing the speed of traffic on the A272 with Hampshire County Council. A query was raised about lighting on the development and it was confirmed that there would be low level lighting due to the South Downs National Park Dark Skies policy. Further information regarding sustainability and building and environment standards was requested.

8.15.16 To Discuss Methods of Community/Parish Engagement

CALA Homes will be holding the public consultation event on 16th March and every house in the village will be sent an invite. The process of applying for and allocating affordable housing was queried and **it was resolved** to ask both East Hampshire District Council and Action Hampshire whether they could send representatives to the event so they could explain the process as it was important that everyone is aware of being able to apply.

9.15.16 Establishment of a Stroud Parish Council Ramsdean Road Development Sub Committee

The Parish Council have always supported some form of affordable housing in the village, but this would have to be the right development for the village, so at a previous Parish Council meeting the establishment of a small focused sub committee was discussed and it was agreed that the committee would consist of 1 Parish Councillor and 7 local residents. The committee will be a forum for questions, ideas and reassurance that this subject was being discussed. **It was resolved** that the committee was established and the 7 local residents asked to be on the committee agreed to joining. The Parish Councillor will be Cllr

Burges. **It was resolved** that terms of reference would be sent out to all committee members.

10.15.16 Future Agenda Items

None

11.15.16 To Decide the Date of the Next Sub Committee Meeting

It was resolved that Cllr Burges would discuss potential dates with the other committee members. The upcoming Annual Parish Meeting will also focus solely on this planning application.

Cllr McKinney thanked everyone for attending. CALA Homes were also thanked for providing the plans to discuss.

Date of the next meeting will be Tuesday the 7th of March 2017 at 7.30pm in Langrish School Hall.

Meeting Ended: 8.45pm

Signed

Chairman: _____ Date: _____

Clerk – E Foulston