MINUTES OF THE BIGBURY PARISH NEIGHBOURHOOD PLAN STEERING GROUP MEETING

MONDAY, 29th APRIL 2019

PRESENT: Cllr Valerie Scott (Chairman), Cllr Bryan Carson, Cllr E Huntley, Jean Wright, Jill Gubbins, Simon Bronstein and Jo Simes.

APOLOGIES: Apologies were received from Karen Lawrence.

MINUTES OF LAST MEETING: The minutes of the last meeting held on 1st April 2019 were circulated to all present and these were agreed.

MATTERS ARISING: All matters arising were covered by other items on the agenda.

AFFORDABLE HOUSING SCHEME: Valerie Scott advised that the planning application was still due to be considered at the on 22 May Development Management Committee. She said that the detailing of the road surface was still under discussion.

A revised layout plan was circulated.

The Hext family, Bryan Carson and Valerie Scott had been to look at a couple of houses designed by Andrew Kirby, one near Ilsington on Dartmoor and one at Blagdon. These were both Passiv Haus designed with the one at Ilsington being very contemporary in design and the other being more like a timber barn. Bryan and Valerie had both liked the Islington dwelling but not the one at Blagdon. However the Hext family were concerned about the weathering of the timber cladding and had since decided to change the cladding on the bungalow, unit 4 in the affordable housing scheme from timber, stone and render to just stone and render. They might also want to change the cladding of Unit 1 which will be the agricultural dwelling but this could be done as a minor amendment in due course if necessary.

A paved surface was preferred but the Architect was to send details of the proposed treatment to WO for her further comments. It would however have to be impermeable to be adopted by Devon CC Highways.

It was proposed to clear a pathway and the vegetation around the Holy Well to see the condition of the well and to decide whether there is a need to do anything further. Valerie Scott. It would seem unreasonable to expect SHDC to pay for the refurbishment of the well as it was not part of the scheme and not under their ownership. However this was something which the Parish Council might want to contribute to in due course having regard its interest and importance to the parish.

Devon CC had originally asked for 12 month monitoring of the ground water but we have now been advised that monitoring up to May 2019 only might be sufficient.

There have been no objections to the scheme from any local residents. The objection on planning grounds of Mr Lesley Pengelly have been addressed with a revised Planning Statement prepared by Valerie Scott now sent to SHDC.

COMMENTS FOLLOWING REGULATION 14 CONSULTATION OF NEIGHBOURHOOD PLAN: Prior to the meeting the comments following the Reg 14 Consultation and responses to these comments were circulated. A discussion was held about the proposed amendments to the policies. It was agreed that for Policy BP5: Housing for the elderly there should be no exception clause added following the objection from Cllr Cathy Case who had stated that a development of this type was unlikely to be achieved unless it was built outside of the settlement boundaries. It was agreed that under Policy BP6: Residential care homes and nursing homes, there should be a 12 month marketing test relating to the loss of a care home and again no exception clause for the siting of any new care or nursing homes in places outside settlement boundaries or on a previously developed site. However it was agreed that in response to objections by Cllr Cathy Case an exception clause could be added to Policy BP9: Agricultural Development to allow agricultural buildings to be located away from farmsteads if very special reasons can be provided. The other minor amendments were agreed.

The next stage was for Karen to prepare a revised plan with the amendments as discussed included and to aim for submission under Regulation 15 by early June.

Valerie Scott said that she would update the responses to the consultations and send to the Parish Council for their approval at the meeting on 8th May 2019.

ANY OTHER BUSINESS: no other business was raised.

DATE OF NEXT MEETING: The next meeting to be held at Glen Cottage was arranged for Monday, 3rd June at 2.30pm.