

SPECIAL MEETING OF BPC REPRESENTATIVES, the NPSG and a REPRESENTATIVE of GRANGE ESTATE

Minutes of an extraordinary meeting on Tuesday 16th June 2015 at 5p.m. at Hope Cottage, Kerswell.

Present: Cllrs. Nelson, Chairman, E. Bradshaw (Deputy Chair and Chair Planning S/ettee) S Eastland (NPSG), D. Allen (Grange Estate), D. Lohfink (land and planning director C.G. Fry) and K. Granger (Clerk)

Cllr. Nelson opened the meeting and explained that it had been convened at the request of the land owner. The purpose was to explain the hopes of the Parish Council, and to hear from the land owner his proposals for the development of the selected site.

Cllr. Nelson went on to say the P.C. had three interests in the proposed development. The first was to provide "affordable/low cost housing". They based this desire on the result of surveys and public meetings. The second would be to seek assurances that the development recognised the vernacular style of the village and protect the unspoilt nature of the Parish and the third concerned the provision of open spaces and amenity for the benefit of the Community which of course would be decided by E.D.D.C. Cllr. Nelson invited Douglas Allen to speak.

Mr Allen said he represented the Gundry family and beneficiaries of the J. Gundry will. The area of the site was larger than initially thought to allow the developer scope to landscape the development to blend the houses into the village instead of just erecting 10-15 houses more or less en block and re-iterated the agreement of the Trustees in principle to provide additional car parking space adjacent to the hall, and would consider a request for additional land for recreational use. Mr. Lohfink then reported he was talking with many councils and communities professionally in his position and at the moment he was not in a contractual agreement with the Grange Estate, but would be willing to speak, if required, at a public consultation and wished to work in the long term with the public and the land owner which could include partnership housing in this proposed new build of 10-15 homes which included a proportion to be decided of affordable low cost housing.

The Chairman (Cllr. Nelson) said this site was the only one which met the criteria for S.H.L.A.A. development in the original applications and our Neighbourhood Plan will acknowledge this. However since Broadhembury will no longer have a development boundary, it will be presumed that all of the Parish will become "open countryside". This means effectively that there will be no new building in the Parish. In practice the combination of development boundary and conservation area meant that there would be no new building anyway. Cllr. Nelson went on to say in the last two years we have undertaken questionnaires and two housing surveys which showed parishioners were in favour of a new build to try and support the amenities in the village and also wished for a proportion of the build to be affordable in one way or another. However people were also very clear that any development had to be small-scale and in keeping. Cllr. Nelson asked Mr. Allen if the estate trustees were still willing to make more land available for the new village hall car park and Mr Allen replied they were. In addition he was happy to consider how the Estate might provide

additional amenity land for the Parish. He intended to attend a future PC meeting to make a public commitment to this effect.

In conclusion it was agreed that the next step would be for the Estate to arrange whatever formal transfers of land were required between the Trustees and the family and then to submit a formal planning application to develop the SHLAA site if that was their intention. For the P.C. the Chairman confirmed the intention of the P.C. to reflect the desire of the community for affordable housing in the emerging Neighbourhood Plan, but in a way which safeguarded the village character. In addition the P.C. would give consideration to a legal entity which might facilitate the provision of affordable housing in such a way as to protect it in perpetuity for the community.

The meeting closed at 6.14p.m.