

## **Minutes of an Extraordinary meeting of the Parish Council held on Friday 11<sup>th</sup> December 2015 at 7p.m. in the Memorial Hall**

**Present:** Cllrs. Nelson (Chair), Bradshaw, Chowles, Game, Howgill, Jones, McArdle, Roberts and K. Granger (Clerk) also approx.. 65 members of the public.

**Apologies** received from Cllr. Rowan.

The Chairman opened the meeting saying how pleased he was to see so many of the public in attendance and reminded all that at every meeting of the Parish Council we always set aside time on the agenda when any members of the public can ask questions on any topic which includes the Neighbourhood Plan, we meet on the third Tuesday of every other month and our agendas are always on the 4 notice boards around the parish also on our web-site.

**1.Minutes** of the last meeting signed correct.

**2. Affordable Housing Broadhembury:** Cllr. Nelson explained about the Question and Answer sheet placed on every chair (attached to these minutes) and said our aim was now to answer any supplementary questions which had been the requested process. He said that he had been requested to make the agenda item wider and was happy to do so. He also said that he had only been able to make a short time available for questions at the normal PC meeting so this meeting was to provide more opportunity.

The Chairman went on to say that the PC had taken notice of a previous suggestion from some village residents that our previous housing surveys of the parish did not necessarily reflect the feelings of those who live in the village so our intention was to undertake another Survey over the next few days of everyone who lives within the area that EDDC would regard as the 'sustainability zone', being EDDC's criteria for further possible housing. This once again would be hand delivered to everyone on the electoral role and he described the houses to be covered.

The Chairman went on to say our draft Neighbourhood Plan had now 48 hours ago been printed and was available on the web and every Councillor had a hard copy also hard copies would be available in the Post Office/Shop and at the Drewe Arms It had been our hope to distribute this to every household but the cost for this alongside our final plan was found to be prohibitive within our Parish Precept as the plan ran for 330 pages and there are approx.. 300 houses in the Parish. In response to a question later the Chairman agreed to look at other ways to make the NP more available.

Questions from the floor then followed on East Devon's Local Plan and its policy, saying that the PC surveys had been determined by EDDC local Plan. Cllr. Nelson replied that the surveys had nothing to do with EDDC's Local Plan. He acknowledged that he had answered a question at the earlier PC meeting incorrectly but this did not mean that the first questionnaire had been determined by the Local plan. In fact it had been driven by the SHLAA site proposal. The second questionnaire had been driven by the NP process and the third had been about affordable housing and nothing to do with the PC. Questions over the percentage of affordable homes within any new build proposed by our N.P. opposite the

village hall then followed, Cllr. Bradshaw replied 50/60% had to be affordable leaving just 5 or 6 new homes to be sold at market price and we were looking at setting up a Community Land Trust so the affordable homes could be retained for the benefit of the community indefinitely. Questions were asked about a meeting with the land owner and proposed developer back in July (minutes on our web-site), Cllr. Nelson replied we had a Village Design Statement and this states any new development had to be sympathetic to the local vernacular, Broadhembury village being of special interest in design. He acknowledged the accuracy of a statement from the floor that the 'affordable' element in housing is often negotiated by a developer and that the old S106 levy was now defunct. However he said that the NP would guard against these issues and the minutes of the meeting in the Summer had shown that we had been at pains to emphasise the special character of the village. An offer from the floor (B. Andersen, Grange) then came to buy additional land, if it is on the market, for the extension of the Memorial Hall car park and lay it out ready for use so as it could not be perceived to be linked to any support by the parish for the proposed new build, Cllr. Nelson thanked Mr. Andersen for his offer and the Parish council would be in touch, however the new build was to meet requirements of the housing needs survey's already taken and had no bearing on the extension of parking land for the new hall.

Questions then centered on why the site opposite the hall was thought to be preferable to any other site. To bring **new** residents up to date the Chairman said that over the last 2/3yrs we had held many public meetings and housing needs surveys in the Parish over this issue, with EDDC in attendance at the first public meeting. Under the required SHLAA process only this site met the criteria for development of any sort. Of course any planning application still had to go through the EDDC planning process. Cllr. Nelson said our village boundary had been removed by EDDC so now we officially could not build any in-fill homes, this was not to say extensions could not be built, conservatories etc., the new site proposed would be an exception site to meet the requirements of the housing needs surveys undertaken over the last 2/3 yrs. The other sites submitted for SHLAA consideration were not eligible and the suggestion on the group web site that they could be was misleading he said.

In summary the view of those opposed to the development concerned was the fact that Broadhembury already had an element of affordable housing, that the development would damage the visual entrance to the village, that the businesses and public facilities would not suffer without housing and that EDDC local plan (latest draft) did not see a need for housing in rural communities. Cllr. McArdle said that the village should not regard the PC as 'the enemy' EDDC had determined many of the rules to which we had to work.

Katie Gray (School Headmistress) said the NP as it stands would help to keep the school open as it identifies proposed new homes and Cllr. Bradshaw said the school federation was at risk as our population numbers were not growing. She said that Farway Primary School (part of the federation) would probably close because DCC could see no prospect in a local Neighbourhood plan that the community wanted to preserve it. James Rees (School governor) said our pupil numbers of approx.. 35 was not sustainable and urged additional building land to be found. Colin Baker said any new build had to be of similar design or sympathetic to the existing village and that a NP would safeguard this. Michael Drewe (estate owner) offered a plot capable of holding 2 houses and said he had previously offered this to the PC.

In conclusion the Chairman thanked everyone for coming. He said that the PC would now pursue various things in parallel (some of which had been suggested at the meeting). He reiterated the process which would be followed which would involve a survey exclusive to

the village, discussions with Michael Drewe on other possible sites, further discussions on the offer of funding for the car park. The PC would then take a vote at the January PC meeting on whether to support the development of affordable housing on the site opposite the Memorial Hall. If the vote went against the current proposal then the NP group would be asked to redraft the plan and the PC would not support a Planning application if submitted. In addition there would be a public meeting on 2<sup>nd</sup> February on the Neighbourhood plan at which this issue could be discussed again if it was still of concern, but he emphasised that the NP was about a lot more than just housing.

The meeting closed at 8.12p.m.