

Minutes of an extra-ordinary meeting of the Parish Council held on Tuesday 25<sup>th</sup> February 2020 7p.m. in the Memorial Hall.

Present: Cllrs. Nelson (Chair) Bradshaw, Game, Howgill, Powell, Rees, Wicks, P. Skinner (EDDC), Clare Rodway (EDDC) Angela King (EDDC) K. Granger (Clerk) and 35 Members of the Public.

1. Apologies: Cllr. McArdle. The PC asked his wife to convey best wishes for his recovery

2. Resolution of issues raised in Minute 8 of our meeting of 21<sup>st</sup> January 2020 (extended minute of item 8 21<sup>st</sup> Jan. meeting. E-mail exchange with member of public dated 3, 15 and 24<sup>th</sup> Feb. attached and made available to attendees)

Cllr. Nelson welcomed all saying this was a formal Parish Council meeting, however, on this occasion he would waive Standing Orders and allow a debate with members of the public on the proposal to create a Community Land Trust (CLT). The parish councils current thinking had emerged following a series of meetings with EDDC to try to reflect the wishes of the 'neighbourhood'. Although some progress in discussion had been made, partly due to national policy changes, it had become clear in discussion that the Parish was vulnerable to a development on a site and of a size which would not be welcomed. The Chairman thanked Mrs. Sally McArdle (who had now stepped down as a member of the NPSG) for her assistance with these meetings and redrafts over the last 2 years. He also thanked Clare Rodway (Senior Planning Officer, EDDC) for her assistance and constructive suggestions.

Cllr. Nelson asked for comments from the floor and in general it was thought Broadhembury village was quite unique in many ways and residents were only custodians and stewards for future generations. Cllr. Howgill said in the present climate we had to accept that new-build was almost inevitable in and around our villages in some form or another and we should take whatever steps we could to control it. Cllr. Nelson was of the opinion that a 'Community Land Trust' could well be of considerable help if it was possible to set up as this would go some way to cover the need for affordable housing in the parish required by housing need surveys already undertaken, however the housing needs survey was almost out of date. Cllr. Nelson was strongly of the view that to conduct a housing needs survey and then be unable to respond was inviting disaster because a developer would jump in and seize the initiative. Far better, he argued that the parish created the means to be able to act if needed. This was not 'scaremongering' (as one member of the public asserted) but a realistic assessment of the threat and a strategic response. This case had been tentatively argued in the chapter entitled 'A Balanced Community' in the draft neighbourhood plan.

Cllr. Skinner (EDDC) said he thought this could well pre-empt larger scale development and, the community would have some control over the size, design and location of the project, Cllr. Nelson said the AONB of which we are within have adopted a 'Design Guide' which would be most helpful.

There were many questions from members of the public which were answered during the meeting. The majority are posed and answered in the attached e-mail exchanges attached to these minutes.

The Chairman concluded the meeting thanking all for their questions and comments. He said he would submit resolutions to the next full PC meeting to set up a CLT and the time delay would allow Cllrs. to reflect on the discussion and vote accordingly.

The meeting closed at 8.03p.m.