

WINKLEIGH PARISH COUNCIL

The minutes of the extraordinary meeting held on Wednesday 17th April 2013, 7.30pm in Winkleigh Community Centre

Present: Cllrs Bowers, Sansom, Flockhart, Hodgson, Stutt & Griffiths

Apologies: Cllrs Knight, Turner, Watson & Gledhill

Non-attendance: Cllr Cooper

The minutes of the meeting held on 27th March 2013 were confirmed and signed as a correct record.

There were no declarations of Interest in matters to follow.

Public Period

E1.4.13 Current business matters

a) Local Plan Part 3

The Chairman introduced Mr Ian Rowland TDC Senior Planning Policy Officer who was in attendance to address queries regarding the Parish Council's response to the Local Plan Part 3 consultation which has a deadline of 1st of June.

Mr Rowland addressed the PC and gave a background to the formation of the consultation draft of the Local Plan Part 3. Cllrs were advised of the Local Plan process and the Government Legislation that is in place. Cllrs were advised that following the consultation in January responses to Parts 1 & 2 were currently being input and reviewed by TDC and consultation was now underway for Part 3. Cllrs were advised that Part 3 is specific to Rural Areas and covers a more detailed look at Winkleigh as a settlement. Mr Rowland stated that TDC were taking a new approach to the Local Plan and were hoping that the plan will be community driven and that the communities themselves will agree a future vision for the plan time frame till 2031.

Mr Rowland stated that TDC are asking Parish Councils to set out their vision for development until 2031 and to consider taking an additional 54 homes (10%) as Winkleigh is classified as a Local Centre. Cllrs were advised that a draft development boundary has been put forward by TDC and that the PC's are being asked to consider if these are appropriate or require amendment (extension) or in some cases to have them removed. Cllrs were advised that development within any agreed boundary would be considered permissible in principal but that development outside the

boundary would be considered development in the open countryside and only permissible in exceptional circumstances. Mr Rowland advised that a proposed development of affordable homes only outside the development boundary could be considered as an exemption site under current National Planning Policy Guidelines.

Mr Rowland stated that TDC have to meet a tight timescale to prepare the plan for adoption and that Winkleigh must respond by 1st June or TDC will need to make assumptions on planning the future for Winkleigh if the community has not done so by this time.

Mr Rowland then addressed a number of questions from the Parish Council

Cllrs discussed the provision of affordable housing and were advised that Parts 1 & 2 of the plan have policies that clearly state the criteria for affordable homes. Mr Rowland advised that TDC are looking to maximise Affordable Housing and that where there are 7 or more dwellings proposed TDC will request 25% are affordable and that where there are less than 7 a percentage of funds will be requested to put aside for future affordable housing.

Mr Rowlands advised that TDC are changing their approach to development and that rather than concentrating on density they are more concerned about quality buildings, layout , amenity space , access etc which they believe will deliver a viable development meeting the needs of the community at large. Mr Rowland added that it was considered that additional smaller homes were required to address the housing requirements.

Cllrs queried if TDC were confident that they could control the level of development if additional sites are brought forward and how would the 54 homes be developed in practice. Mr Rowland responded that TDC are looking for 54 homes by 2031 and that development would be privately funded. Mr Rowland said the pace of development of new homes would be market driven.

The PC made strong statements about their concern regarding TDC's current enforcement system and raised concerns as to the integrity of the plan if no one is enforcing the decisions. Mr Rowland responded that TDC are embarking on a new system of enforcement. The Clerk advised that she had been contacted by Kate Little (Head of Strategic Planning) following the PC's two letters of complaint in connection with planning enforcement and that a meeting to discuss the problems and the way forward had been put forward.

The Chairman queried how the PC could ensure that local materials and design specifications could be put into the plan to which Mr Rowland responded that TDC have to work to National Planning Guidance and that TDC have little power to force these issues but could try to steer development in a certain way.

Cllrs had a detailed discussion in connection with the newly introduced Community Infrastructure Levy (CIL) which may replace the existing S106 agreements for new developments (subject to current Government review) . This Cllrs were told would give a freer hand in requesting appropriate funds from developers to offset costs incurred in the community due to the impact of increased housing.

Cllr Hodgson queried TDC's comment that should Winkleigh not wish to accommodate the proposed 54 homes there would need to be a "robust justification" and was advised that Winkleigh would have to put a case forward for not wishing to develop and could not just say they did not want anymore houses. Reasons could include no available land, not enough services, too much recent development etc.

The Chairman queried if any landowners had been contacted by TDC and was advised that they had not. Cllrs were advised that should they wish to indicate a specific appropriate area of land then they would be encouraged to approach the landowner in the first instance.

Cllr Hodgson queried industrial/employment development till 2031. Mr Rowland responded that whilst there is a lot of focus on housing development the PC's need to also consider other land uses such as employment, industrial, community and open /green amenity space until 2031. Adding that one type of development could well lead to the provision of another (eg amenity space on new housing developments).

The Chairman queried the status of the previously completed Airfield Site Development Brief and was advised that TDC will want to know if the PC feel the document is still viable and meets the community vision and should be adopted as it stands or if there are any amendments required.

Cllrs were advised that after the 1st June all responses will be investigated and a further public consultation will take place in August 2013.

PUBLIC PERIOD II

The Chairman thanked Mr Rowland for attending the meeting and there being no further business the meeting was declared closed at 9.30pm