



Northam Neighbourhood Plan Steering Group Meeting
Monday 9 July 2018, 7pm

Present

CLlr Chris Leather (Chair), CLlr Rev. Derek Arnold, CLlr Peter Hames (PHa), Jane Mills (Town Clerk), Joy Smart, Val Deering, Maria Bailey, Jo Johnson

1. Welcome

The Chair welcomed all to the meeting.

2. Apologies

Angie Whitaker, Graham Ash, Phil Hodson (PHo), Josie Gosbee), Roger Levick, CLlr Ken Davies, CLlr Hugh Brading, Peter Sawyer, CLlr Nick Laws, Felicity Sylvester

3. Minutes

The minutes were agreed as a true and accurate record.

4. Sub Groups and Initial Thoughts

CL reiterated that the NNP will sit alongside the Local Plan forming a more detailed document focusing on Northam, Appledore, Westward Ho! and Orchard Hill looking to the future. It was also suggested that the NNP should use the already agreed broad issues in the Local Plan and make them specific to each area.

The Northam Neighbourhood plan can't conflict with the emerging Local Plan. Maps will be included within each sub-group to make certain the areas discussed. In addition, cross referencing to other policies/reference material will be required. This will be done towards the end of the process when the document is being collated.

The Local Plan has not been adopted yet due to a discrepancy of a site in Buckland Brewer. It is expected the Inspectors report will be published in Autumn and that it will be adopted at the end of 2018. The plan will then be reviewed and updated annually.

The question was raised regarding the sub-groups looking at different areas individually. This was met with agreement in order to maintain the individuality of Appledore, Westward Ho!, Northam and Orchard Hill.

Design Guide Supplementary Planning Documents (SPD's) have historically not been given too much weight in the Planning decision making process for Appledore, Northam and Westward Ho!, however if there are areas that are key to the Northam Parish area the Neighbourhood Plan can include these giving them more emphasis.

- Housing and Development

Cllr Chris Leather (LEAD), Cllr Ken Davies, Graham Ash, Joy Smart, Val Deering

St Ives Neighbourhood Development Plan provides a good example of a full-time resident's policy stating that new open market housing should be for residents rather than bought for second/holiday homes.

The next consultation stage will give the opportunity for land owners who have land suitable for development, not already identified in the Local Plan, to come forward. This will be preceded by advertising in the local press.

In another areas' Neighbourhood Plan, policies have been written covering the size and street scene for example, a terrace of bungalow properties with front and rear gardens, parking space on tree lined streets. NTC recently carried out a housing needs survey which provides more up to date information than that currently held by the District Council. Development needs to be inline with what is needed, reflected by policy ST17 in the new Local Plan that focuses development on the needs of an area.

There are some areas that overlap into several areas, such as second homes and tourism. There was discussion that careful consideration needs to given to the restriction of second/holiday accommodation whilst maintaining enough stock to keep tourism healthy in the area.

- Green Spaces and Heritage

Cllr Peter Hames (LEAD), Rev Derek Arnold, Angie Whittaker (or other Appledore rep), Nick Arnold, Hugh Brading

This policy gives us the opportunity to protect green spaces; a blanket cover is unacceptable. Specific cases with evidence will be required for each area. This could take the form of minutes from other local groups.

This area can protect views and vistas, but again need to be very specific with evidence to support.

Cycle paths and walkways are mentioned in the Local Plan, however the Neighbourhood Plan provides the opportunity to provide a more robust argument.

Ensuring enough burial grounds are available in the area – currently there are 50 spaces in Northam. NTC hold more information.

- Tourism, Business and Infrastructure

Cllr Nick Laws (LEAD), Phil Hodgson, Pete Sawyer, Josie Gosbee, Roger Levick, Felicity Sylvester

Specific policy for Richmond Dock would be welcomed to promote that area for business use and from safeguard from residential developments. Again, specific questions and evidence will be needed to base support on this and other areas.

There are some areas that overlap into several areas, such as second homes and tourism. There was discussion that careful consideration needs to given to the restriction of second/holiday accommodation whilst maintaining enough stock to keep tourism healthy in the area.

Design guides could be included to show zones of where holiday accommodation would be more favourable over residential areas.

ACTION

It was agreed that the three sub groups would meet and bring a draft policy to the next meeting. (The Town Council offices can be made available. Please contact Jane Mills directly). This initial work will then provide the bones for future work. The sub groups were asked to consider 3 or 4 policies each. Those with expertise outside of the Steering Group can be invited into the sub groups to give their input.

Developers are required to give the District Council a percentage of their build cost as Community Infrastructure Levy (CIL). When the Northam Neighbourhood Plan is adopted, Northam Town Council are able to receive 25% of CIL funds from all developments in Northam Parish. This money can be used for projects in the area.

5. Any Other Business

None

6. Next Meeting

The next Steering Group Meeting will take place on **13 August 2018**, where each group will bring a rough draft of their policy for discussion.

The Steering Group are encouraged to explore the supporting documents of the topic areas prior to the next meeting.

The meeting ended at 8.30pm

Future Meeting Dates

3 September 2018

1 October 2018

5 November 2018

3 December 2018