

STOKE GOLDING NEIGHBOURHOOD PLAN ADVISORY COMMITTEE MEETING

Held on Monday November 5th, 2018 7.00pm at the Methodist Hall

Present, Sarah Beale (SB Vice Chair), Ruth Fisher (RF), Rob Gaskin (RG), Jim Hope (JH Chair), Bernard Lamb (BL), Kate McCreight (KM), Mervyn Ward (MW) + 6 Local Residents (LR 1etc)

25/1 Apologies from Rachel Terheege

25/2 No declarations of interest.

25/3 Previous minutes of meetings held 8.10.18 and 25.10.18 confirmed.

25/4 There were no matters arising.

25/5 Two meetings had been held with RCC and HBBC Planners. Jim Hope read out the minutes of both meetings.

BL, The Planning Advisor, Colin Wilkinson), at the meeting with the subcommittee made clear that:

1. The NPAC can recommend housing numbers, where they will go and what type are needed. We do not have to wait to be told by HBBC Planners.
2. The NPAC can make such recommendations to HBBC as to these matters as long as the numbers have been arrived at in a logical and robust way using criteria selected by ourselves that can be substantiated.
3. It is better to go to HBBC with these figures in order to influence the allocation rather than wait to be told what to expect.
4. It is up to the NPAC to use its own robust criteria to make recommendations as to which site or sites would best provide the appropriate number of dwellings.
5. Only at this stage should a limited questionnaire be distributed.
6. Discussions with developers are best left to a consultant.
7. Housing starts since 2016 may count toward the allocation, (later confirmed by HBBC Planners).

RG Commented on the key facts he had taken away from the meetings:

1. The meeting with RCC with was positive, but the meeting with HBBC was not and he was surprised at the lack of satisfactory answers to question from NP. He felt motivated to embark on writing the plan in the knowledge that support was available from RCC and consultants.
2. A care home facility does not represent a source of meeting local housing needs as there would be no emphasis on locality as a criterion for occupancy.

JH Suggested the housing allocation for the plan period would be 180 but this was for a 25 year period and so too high.

MW Commented that:

1. The meetings had strengthened the need for a NP asap as the risks of having no plan up and running before the 2036 housing allocation were serious.
2. He calculated that the allocations to be considered since April 2016 included Morris Homes development and Laburnum Cottage development, equating to 88 dwellings.

25/9 (Brought forward by JH)

JH Commented that

1. NP needed more funding and grants were available from Locality and The Big Lottery.
2. £7.2 k was the sum of the remaining grant and it was not enough to cover all costs, including an additional survey and consultation with stakeholders.

It was agreed that SB would research grant availability.

25/7 A discussion took place around the costs and benefits of the work of the existing consultants, Kirkwells and it was agreed to invite the consultants Planit-X to the next meeting of the NP to discuss the NP, as this group had proved helpful and informative at the RCC meeting.

22/8 Consultation re site allocation was postponed to the next meeting.

25/10 The public were invited to raise questions and comments included the following:

LR1 The development of a care home in SG was irrelevant as it did not meet the needs of residents.

LR2 Referred to the original NP survey and suggested that the question raised over the need for housing for the elderly was well supported but that of a care facility was not well supported.

LR3 Suggested that the NP should not be delayed further by the lack of forthcoming information from HBBC. NP should only be required to state the basis and timing of information and the assumptions made.

25/11 No communications from the Chair to be considered

25/12 No communications to be brought to the public's attention.

25/13 Future agenda items:

1. Planit-X attendance at future meeting
2. Grant applications
3. Consultation process
4. Writing of plan

25/14 Next meeting to place on 19th November 2018 at 7pm in The Methodist Church Hall, Stoke Golding.

THERE WERE NO MATTERS ARISING WHICH THE PRESS AND PUBLIC WERE REQUIRED TO BE EXCLUDED.