

Thurlestone Parish Council

Minutes of the Annual Parish Meeting held on Monday 1st April 2019 at 6.30pm in the Thurlestone Parish Hall

Chairmen: Councillor Mitchelmore and Councillor Rhymes

Minutes: Parish Clerk

Present: 19 members of the public

1. Councillor Mitchelmore chaired the first part of the meeting. He welcomed everyone to the meeting and asked if anyone had any questions or concerns relating to the Parish which they wanted to raise. The following points were raised:

A resident spoke about Thurlestone School, which is now run by a Multi Academy Trust (MAT) in order to maximise efficiency and achieve economies of scale. She reported that the school costs £600,000 pa to run and that it has a deficit of £64,000, that many staff have recently left through retirement, redundancy and resignation and that this has been unsettling for the children, who are constantly having new teachers. Teachers generally come from much further afield than the parish. The school has a capacity of 135 pupils and the numbers have been dropping to current numbers of under 100. Parents are reported to be unhappy about the way the school is being run, with little empathy for and sensitivity towards staff. Parents have written letters of complaint to the LAP, MAT and Ofsted. Ofsted is due this month. In a recent survey, high numbers of parents said that they would not recommend the school. Fears are that the LAP will close the school because of the problems and parents are worried. County Councillor Gilbert agreed that it is very difficult to communicate with the school and offered to help parents if there was anything he can do.

A question was asked about the resurfacing of the road from the War Memorial to Merchants Garden opposite Warren Road. The surface started to disintegrate not long after the work was done but this does not appear to have been remedied. County Councillor Gilbert said he would look into it.

2. An update about the Community Led Housing Project was given by Sue Crowther, Chair of the Neighbourhood Plan Advisory Group.

Afterwards there was an opportunity to ask questions and the following points were raised:

Q What consideration will be given to the fact that the Bantham Estate has plans to establish a vineyard and winery on a site adjacent to the preferred site for community housing in terms of the impact of all this development?

A The Estate has not yet submitted any definite plans and therefore the Parish cannot respond to this until given the proper opportunity to do so.

Q Where will be the access to the community housing site in West Buckland? A It will be the existing field access opposite West Buckland Farm.

Q Has the North Upton site been pushed aside or is it still on the table? A It is still up for consideration if there are difficulties with the Buckland site. There are advantages and disadvantages on both sites.

The adopted and emerging Neighbourhood Plans are now on the SHDC website if anyone is interested in seeing what is happening around other parishes.

The Chairman reiterated that there will be further meetings about this topic and other opportunities to ask questions.

The Chairman thanked everyone for attending and the meeting closed at 7.30pm.

Councillor Rhymes
Chairman

Annual Parish Meeting, Thurlestone Parish Council 1 April 2019

Community Housing Update

SLIDE 1

Before I deal with Community Housing, I would like to remind you that in a couple of months' time, it will be the first anniversary our Neighbourhood Plan.

SLIDE 2

And we're not alone. There are now 7 NPs in the South Hams: Ivybridge, Ugborough, Thurlestone and Newton & Noss, followed this past month, by Malborough, Bickleigh and Stoke Fleming. The list is growing and Bigbury, Brixton, Salcombe and Strete are all in their final stages – plus another 14 are also being progressed.

SLIDE 3

So, following a successful referendum in June last year - with a record 92% of votes in favour and a fantastic record turnout of 60% - the Plan was subsequently 'made' (adopted) by South Hams.

SLIDE 4

The issue that was by far and away the most critical, bearing in mind our location in the AONB, the Heritage Coast and the Undeveloped Coast, was housing. The pressure was on... but irrespective of the various pressures, our objectives were:

Objectives

To support small-scale housing development that will contribute towards making the parish more sustainable for the future: affordable housing for local people who cannot afford to buy or rent housing on the open market and open market housing for young people on lower and middle incomes to be able to afford to buy or rent.

SLIDE 5

To meet those objectives, we focused on 7 policies:

TP1 – General Development Principles

TP2 – Settlement boundaries

TP3 – Affordable housing

TP4 – Open market housing

TP5 – Reuse of farm and rural buildings for residential purposes

TP6 – Principal residence requirement

TP7 – Replacement dwellings and extensions

With the exception of TP5, all these policies have been tested over the past 14 months. I say 14 months because the NP already had weight back in February of last

year once it had gone to public consultation by SHDC. So far, so good. Not a single application to date has been approved that did not comply with the NP.

SLIDE 6

All the housing policies were based on the findings of the Housing Needs Survey of June 2016, in which an unprecedented 35% of the 696 surveys that were distributed, including 2nd home owners. The findings were

SLIDE 7

To this end, Policy TP3 deals with Affordable Housing and the key elements are:

.....

SLIDE 8

A recurring theme in all the evidence gathering for the Neighbourhood Plan was that house prices were just too high for local working people to be able to afford and we needed to keep these people in the area for the future sustainability of the area - our shops, our schools, our services and our community facilities. This led to the creation of a Community Housing Group and, on 28th January 2019, an Open Forum/Workshop, which was attended by around 65 people.

SLIDE 9

The purpose of the workshop was 2-fold:

- To help identify the number of people with a local connection who may be eligible; and
- To consult on the scale, design and siting of the proposed housing.

SLIDE 10

Dealing with housing need and eligibility first, since the initiative got underway, 19 households had expressed an interest in the community led housing 'to buy'. Nine of those households attended the workshop in January and completed the eligibility questionnaire.

SLIDE 11

Of those 9, **6 households** met the HTB SW and parish local connection criteria. They consisted of 4 families with children at the local school and KCC, one couple and a single person without children.

SLIDE 12

They were eligible because they met 2 or more of the following criteria....

Turning to the second purpose of the workshop..

We received 39 completed questionnaires about the scale, design and siting of the housing. Clearly they are not representative of the parish as a whole, but they did provide us with a steer as to how the scheme should progress.

SLIDE 13

In terms of the **scale**, the question was – How many dwellings on a site would you consider to be about right? The response was: 36% said not more than 6 dwellings and 36% said not more than 8. There were additional comments that WB should only take 6, but NU could probably take 8-10.

SLIDE 14

In terms of the **design**, we got very detailed comments, and cost will obviously be a factor. Over 60% of respondents favoured the courtyard, barn-style design, using natural building materials, and in keeping with surrounding properties.

SLIDES 15 & 16

They liked the style of the market housing at Church Farm, North Upton barns and West Buckland Barns.

SLIDE 17

And of the examples of Community led Housing across Devon, they preferred the South Hams' South Brent scheme. Energy efficiency, adequate on-site parking and outdoor space were considered the most important features.

SLIDE 18

In terms of the **site**, we only had 2 possible sites (at WB and Buckland Park, NU). No other suitable sites were offered.

SLIDES 19 & 20

In response, 35% favoured North Upton, whilst 55% favoured WB and 10% said they liked both sites. North Upton was considered to be an easier site to develop, with more scope, better road access and better drainage.

SLIDES 21 & 22

Whilst WB was considered the natural choice as it already had a full-time community, is closer to all 3 existing villages and within walking distance of the schools, shop, pub and other facilities. Proximity to school and shops were considered the joint top priority, and bus route came a close second.

SLIDE 23

Another important factor to consider was local and national planning policy. While the NP ...

SLIDE 24

Since then, we have checked back with the landowner of the WB site (Bantham Estate), NJ, and he has agreed to provide 6 plots solely for community housing, without any conditions. No additional open market housing or conditional support for any other proposed development. He is, however, concerned about the design and we have agreed to keep him in the loop, so far as the build and design is concerned.

END OF SLIDES

The next step will be a meeting on 12 April with Rob Ellis, the SHDC community housing officer, attended by Cllr Judy Pearce, Jess Wellens (leader of the CHG) and myself and to formally apply for grant funding from the Community Housing Fund which is specifically for areas like our own which have a high proportion of second homes.

We are anticipating that we will get this funding and that the next stage will be for the District to carry out a topographical survey and detailed viability assessment of the proposed site.

Sue Crowther, Thurlestone Parish NP Advisory Group (Chair)



Presentation to the Annual Parish Meeting
Thurlestone Parish Council
1st April 2019

Referendum



South Hams NPs

Made plans:

Ivybridge

Ugborough

Thurlestone

Newton & Noss

Bickleigh

Malborough

Stoke Fleming

Final stages:

Bigbury

Brixton

Salcombe

Strete

+ 14 more

HOUSING



Objectives

To support small-scale housing development that will contribute towards making the parish more sustainable for the future: affordable housing for local people who cannot afford to buy or rent housing on the open market and open market housing for young people on lower and middle incomes to be able to afford to buy or rent.

Housing policies

TP1 – General Development Principles

TP2 – Settlement boundaries

TP3 – Affordable housing

TP4 – Open market housing

TP5 – Reuse of farm and rural buildings for residential purposes

TP6 – Principal residence requirement

TP7 – Replacement dwellings and extensions

Housing Needs Survey, June 2016

- smaller 2-3 bed open market dwellings
- more private and affordable rentals
- community-led housing for those with a local connection to be able to afford to buy

Policy TP3 - Affordable housing

Support for infill (including previously developed land) or as a rural exception site, including a village housing initiative or community led housing, subject to certain criteria:

- housing need
- small scale scheme of up to 10 dwellings with appropriate mix
- occupied by people with a local connection
- located where it will enhance or maintain the vitality of a village community and the parish as a whole



THURLESTONE PARISH COMMUNITY HOUSING

Open Forum/Workshop

28th January 2019

Purpose of workshop

- To help identify the number of people with a local connection who may be eligible
- To consult on the scale, design and siting of the proposed housing

Interested households

- 19 households expressed interest in the community led housing 'to buy' initiative
- 9 households attended the workshop

Eligible households

6 households met the HTB SW and parish local connection criteria:

- 4 couples with children
- 1 couple and 1 single person without children

Why are they eligible?

- are currently live in the parish and have done so for the past 5 years.
- have lived in the parish for a period of 5 years, but moved away some time in the past 3 years.
- are currently employed in the parish and have been for a continuous period of at least 2 years.
- have immediate family currently living in the parish and have been for the past 5 years, i.e. parents, siblings and non-dependent children.
- have spent a significant part (around 10 years) of their upbringing in the parish.

Scale of housing

How many dwellings on a site would you consider to be about right?

36% - not more than 6

36% - 6-8 or not more than 8

Design of housing

- Over 60% favoured the courtyard, barn-style
- Natural building materials
- In keeping with surrounding properties

Church Farm, THurlestone



North Upton Barns



South Brent

Landscape

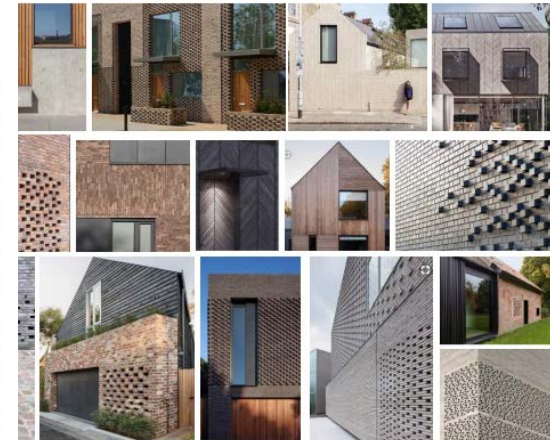
Landscaping Strategy

DRAFT

Design and Access Statement

South, east and west facing elevations to give proper consideration to passive solar design strategies. I.e., larger areas of glazing with solar shading to prevent overheating in summer and solar gain in winter.

South facing roof slopes for solar renewable energy options.



Site of housing

- 35% favoured North Upton
- 55% favoured West Buckland
- 10% liked both

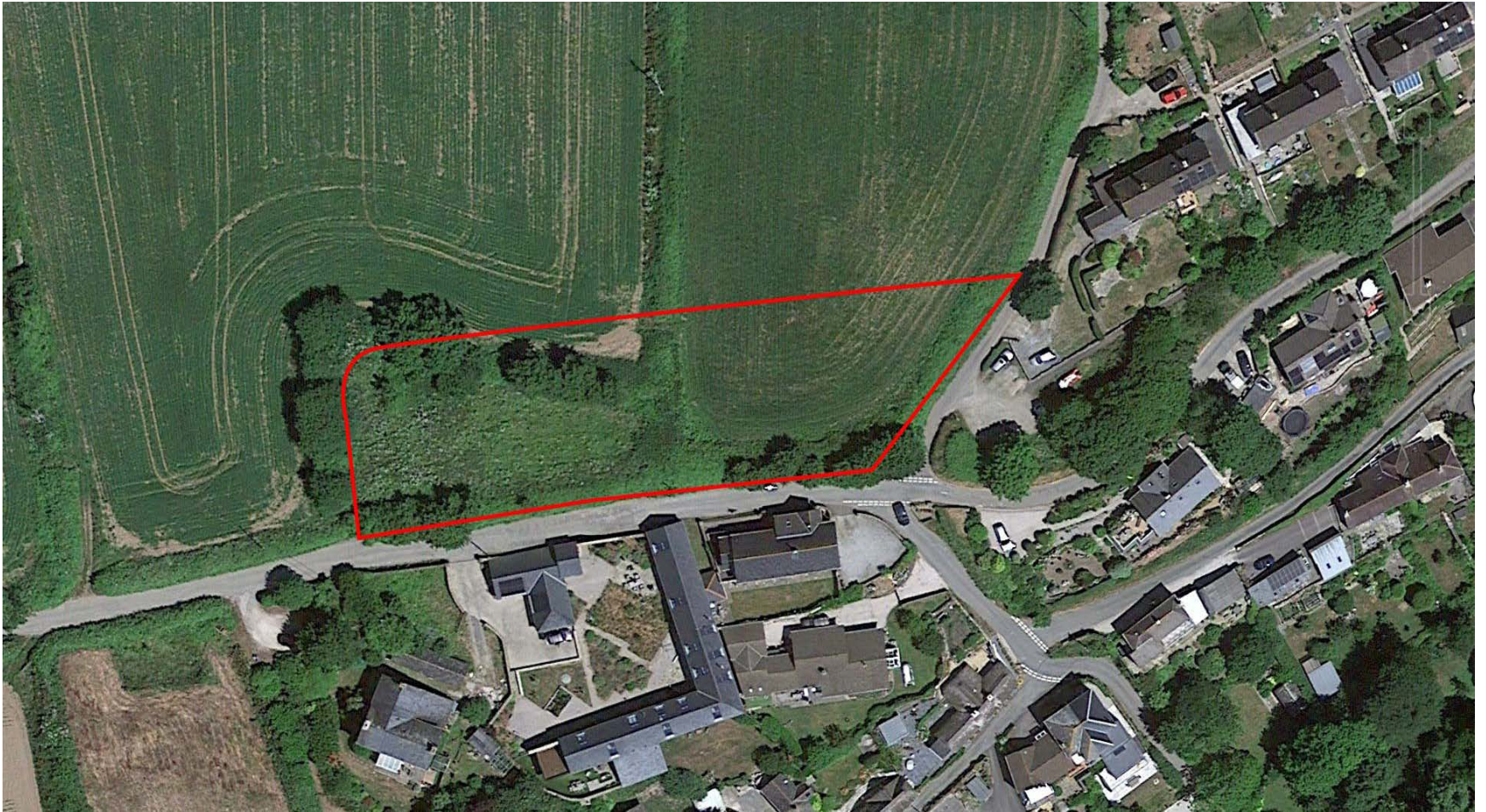
North Upton



North Upton



West Buckland



West Buckland



Rural exception sites

NP: “..located where it will enhance or maintain the vitality of a village community and the parish as a whole

NPPF: “In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs....”

“.....housing should be located where it will enhance or maintain the vitality of rural communities.”

JLP: “.....on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose....”



THURLESTONE PARISH COMMUNITY HOUSING