

MINUTES OF THE MEETING
OF THE THURLESTONE PARISH NEIGHBOURHOOD PLAN STEERING GROUP
Held in the Yeo Room of the Parish Hall on 7 December 2016 at 2pm.

Present: Tony Goddard (Chairman) (AG), Sue Crowther (SC), Robin MacDonald (RM), Kit Marshall (KM), David Martin (DM), Jill Munn (JM), Charlie Mitchelmore (CM) and Chris White (CW).

Also attending: Anna Martin (AM), Sally Martin (SM), Kay Barry (KB), Carey Ryan-Carter (CRC) and Sian Hester-Williams (SHW).

Apologies: Peter Hurrell (PH), Gary Luddington (GL) and Judy Pearce (JP).

1. **Minutes of the meeting held on 9 November 2016:** These were approved.
2. **Matters arising:** Economy was added to the Working Group Updates below.
3. **Working Group Updates:**
 - **DAAT helipad:** RM has spoken to Toby Russell of DAAT and will be meeting him on either 6 or 13 January 2017 to look at possible night landing sites. RM will liaise with the relevant landowners: the golf club, hotel and Geoffrey Stidston.
 - **Economy:** GL and SC have been to see David Grose of Thurlestone Hotel who had raised a number of points at the recent Economy Focus Group meeting, which they followed up on. GL is now working on the Economy section of the draft Plan and SM is assisting with the research of relevant statistics.
 - **Non-designated heritage assets:** Since the last meeting, with PH's assistance, KM has added more assets to those in the Parish Questionnaire. It was suggested that the school might be interested in getting involved with the research as a local history project and KB agreed to take this forward. *[We will need a detailed description of each asset, its history and any anecdotal information; justification for including it in the list and why it is special to the area.]* Proposals regarding the future management and maintenance of these assets will continue to be dealt with by parish councillors KM and JM. *[Note: KM has since reported back to the Parish Council that the Parish of Thurlestone Society (POTS) has agreed to take on overall responsibility for finding people/entities to look after the various parish assets.]*
 - **Community Wifi and heating projects:** CW reported that he has now found a company willing to set up the Community WiFi and is waiting for them to come back to him. CW also reported that the Devon Association for Renewable Energy would prepare a full feasibility study to be funded by the Rural Community Energy Fund and at no cost to the Neighbourhood Plan. CW will

make the application and provide details of our project team, team leader and evidence of community support.

- **Housing:** SC recapped on the last meeting when it was agreed that we should write to the only two landowners in the parish with land suitable for sites and invite them to meet SC and PH for a discussion. A couple of questions had subsequently been agreed by the steering group (by email) and had been put to both landowners who responded as follows:

Q1. Would you be prepared to provide any land for social housing (4 rental and 1 part-rent part-buy) and a small number of 2-3 bed open market houses to cross-subsidise it?

Nicholas Johnston, Bantham Estate: *“Yes. There is land that I would be prepared to give away, if necessary, as part of a wider scheme within the parish.”*

Geoffrey Stidston: *“Yes, but I’m not prepared to give land away. It would have to be sold at a realistic price.”*

Q2. In the event that the JLP requires additional housing (i.e. in excess of the above 5 properties for social housing), would you be prepared to provide land for a small number of 2-3 bed open market houses that are affordable for families to buy or rent (i.e. based on the South Hams average wage) and for it to remain so in perpetuity?

Nicholas Johnston, Bantham Estate: *“Yes.”* He said his wider scheme already included the provision of smaller houses, which would be available for rent to lower and middle income families. He will also look at the possibility of providing 2-3 bed open market houses that are affordable for lower and middle-income families to buy. However, he emphasised that none of this would be possible without his wider scheme going ahead to fund it. He is preparing new drawings for his wider scheme that he has agreed to present at the next meeting of the Steering Group on 11 January 2017.

Geoffrey Stidston: *“Yes”.* Three parties have already approached him over the past 12 months about buying Parkfield in Thurlestone.

- **Wellbeing:** SC then gave a presentation based on the results of the Parish Questionnaire, starting with the provision of more footpaths and cycle tracks, which had strong community support. The meeting was happy with a policy in support of both, but more information was needed about cycle tracks. CRC agreed to contact Phil Way who runs an adventure activities business and who may be able to assist us with how to provide more cycle tracks in the parish. The provision of more play areas and other sports and recreational facilities was more problematic. The Parish Questionnaire had not supported these but

this could be explained by the fact the majority of respondents were adults over 65 (57%) and adults without children (30%). The 45 questionnaires that were completed in association with the Family Events were more supportive and provided more detailed responses. Since there are still relatively few families with children in the Parish, the answers to the questions in the Parish Questionnaire were bound to reflect this, and it was suggested that a more detailed analysis by household type may reveal more support. Such facilities may attract more young families to the Parish in the future and help redress the age profile. A general discussion then followed about Bantham, the new seating/grassed area for the Gastrobus and the special evenings that had been hosted, including Thai Curry nights accompanied by acoustic music. CRC described how the area had become an informal meeting area for local residents during the summer evenings.

4. **Project Plan:** Drafting is in hand and we are aiming at producing a consultation draft by March 2017. *[Attention is presently focussed on the existing Local Plan, the proposed JLP and gaps in our evidence base.]* SC asked TG to clarify the reasons the Parish Council had decided to go ahead with a Neighbourhood Plan. TG said the sale of the Bantham Estate had not been a deciding factor.

SC informed the group about the workshop that she had recently attended in Bigbury that had been addressed by the leader of the Thame Neighbourhood Plan in Oxfordshire. One of his many tips and comments was the fact that once the Plan is made, it is critical that the Parish Council ensures that the local planning authority enforces it.

5. **Date of next meeting:** Wednesday 11 January 2017, 2-4pm