

MINUTES OF THE EXTRAORDINARY MEETING OF NEWTON & NOSS PARISH COUNCIL
held on 26th January 2009

PRESENT: Mr Brown Mr Buckland Mr Carter Cllr Cooper Mr Cooper Mrs Hinchliffe
Mr Hussell Mr Matthews Mr Stitson Mr Taylor Mr Tubb Mr Young (Chairman)

ALSO PRESENT: Mrs Eschbaecher (Clerk) Mrs McDonough Mr McCready

APOLOGIES: None

16/09 DECLARATIONS OF INTERESTS

Members were invited to declare interests in the items to be discussed during the course of the Meeting; none were recorded.

17/09 PURPOSE OF THE MEETING

In order to meet the deadline of 31st January for the submission of comments for inclusion in the SHDC Vision Development Plan Document for Rural Areas, it had been necessary to call an Extraordinary Meeting of the Council to discuss and agree proposed amendments to Draft 2 of the Parish Council's Affordable Housing Policy 2009. The document had been circulated to all Members prior to the Meeting, together with comments submitted by the Chairs of the Community Housing Working Group and School Governors. The Draft had also been publicised on the Parish Council's website and the two main notice boards.

However, because some Members expressed doubts about the validity of the current policy review in relation to the Housing Section of the Parish Plan 2004 and insufficient time for adequate public consultation, the subsequent discussion considered this aspect in detail. The Meeting concluded that the Parish Council must take advantage of this opportunity to be included in the SHDC development planning process. The aim of the policy review was to concentrate on social affordable housing but it was accepted that with regard to all other aspects of housing provision, the Parish Plan 2004 remained valid. Therefore, Members agreed that a note to this effect should be included in the final policy document.

Also, it was noted that in the five years since the development and publication of the Plan, no affordable housing had been achieved in the Parish, despite all efforts to promote it. Bearing in mind the implications of the Devon Choice Lettings Scheme (launches recently and expected to become nationwide eventually), it was considered important to protect the interests of local people as a first priority by insisting on tight S.106 agreements regarding occupancy.

18/09 AFFORDABLE HOUSING

18.1 Affordable Housing Policy - The Meeting discussed Draft 2 in detail and the following alterations were agreed as follows:-

Page 2 – Introduction

- i) Insert the definition of affordable housing as stated in the Parish Plan 2004.
Proposed by A Matthews Seconded by A Cooper [Vote: All in favour]
- ii) Para.4 – amend to read:- "...the South Hams suffers some of the lowest wages..."
- iii) The final paragraph should be amended to read:- "Given these changes, the Parish Council has developed this policy in the context of implementing the Parish Plan 2004."
Proposed by A Matthews Seconded by A Cooper [Vote: 7 in favour 0 against 5 abstentions]

Page 3 – Background

- i) The first sentence would be removed. The second sentence would be amended accordingly.
Proposed by J Brown [Vote: All in favour]
- ii) A reference to the dangers for pedestrians walking on Bridgend Hill and the need for some safety improvements would be inserted in the fifth paragraph.
- iii) The word "isolating" would replace "ghettoising".

Pages 4 and 5 – The Affordable Housing Policy

Clause 1. Amend to read:- "...would not wish the local permanent population to rise much above 2,000 or fall significantly below 1,700. (The current permanent figure is estimated to be between 1,750 and 1,850)."
Proposed by A Matthews Seconded by A Cooper [Vote: All in favour]

Clause 2. No alterations necessary.

Clause 3. Amend to read:- "...affordable housing and the open market should address shortages of affordable private housing for purchase with the encouragement of the Parish Council."
Proposed by A Tubb [Vote: 8 in favour 4 against 0 abstentions]

Clause 4. No alterations necessary.

Clause 5. No alterations necessary.
Proposed by J Brown [Vote: 9 in favour 3 against 0 abstentions]

Clause 6. Amend to read:- "...protected by appropriate Section 106 agreements to ensure ongoing occupancy for either those with a legitimate local connection, or key workers...".
Proposed by G Buckland Seconded by A Matthews [Vote: 7 in favour 3 against 2 abstentions]

Clause 7. Delete the words "long-term".
Proposed by A Tubb [Vote: All in favour]

Clause 8. Amend to read:- "...the Council will seek appropriate locations, split across more than one site...".

Clause 9. Amend to read:- "Once 32 affordable units have been completed...".

Clause 10. The word "isolating" would replace "ghettoising".

Clause 11. Delete the paragraph.
Proposed by A Tubb Seconded by G Buckland [Vote: 9 in favour 2 against 1 abstention]

Clause 12. Delete:- "...or on previously developed land".
Proposed by A Tubb Seconded by J Brown *Becomes Clause 11.*
[Vote: all in favour]

Clause 13. The proposal to delete the paragraph was defeated. *Becomes Clause 12.*
Proposed by G Buckland Seconded by T Taylor [Vote: 3 in favour 5 against 4 abstentions]

Clause 14. No alterations necessary. *Becomes Clause 13.*

Clause 15. Delete "... (or on previously developed land) ...". *Becomes Clause 14.*

Clause 16. No alterations necessary. *Becomes Clause 15.*

Voting on eight of the above clauses was considered to be unnecessary.

RESOLVED: The amendments should be incorporated into the final policy document Affordable Housing Policy 2009. The document should be read in conjunction with the Parish Plan 2004.
[Vote: 10 in favour 0 against 2 abstentions]

18.2 SHDC Vision DPD – RESOLVED: The Affordable Housing Policy 2009 should be submitted to SHDC with the Parish Plan 2004. [Vote: All in favour]

19/09 B.T.KIOSK

19.1 Kiosk at the Green – Following submission of the Agreement to B.T. with clause 5.5.4 deleted (restricting the future use of the kiosk), it was RESOLVED: Not to proceed with the purchase because B.T. had not agreed to amend the Agreement. (Vote: all in favour)

It was further agreed that B.T. should be asked for permission to remove the door in order to replace that which had been missing from the kiosk at Collaton since January 2007. (B.T. had been unable to provide a replacement.) Mr Matthews was thanked for the time he had devoted to the negotiations.

