

CLAVERDON NEIGHBOURHOOD PLAN GROUP

Minutes of Group Meeting 21st August 2017

Present :- Mr. John Cronin (Chairman) : Councillors Hazel Spiers : David Middleton : County Councillor John Horner : Messrs Andrew Williams : Tony Rodger : Dan O'Donnell :

Apologies.

Apologies for non-attendance have been received from Councillor Simon Lawton, Lorna Perkins and Neil Pierce.

1. Minutes of the last meeting.

- 1.1. *On the proposal of The Chairman and with all in favour, the minutes of the meeting held on 5th June 2017 as circulated with the agenda were approved and, later, signed as being a correct record.*

2. *Neighbourhood Development Plan*
- 2.1. *Version 14 of the Neighbourhood Plan was circulated with the agenda, but version 15 became available on 21st August. Neil Pierce has indicated that at this level Housing section is adequately covered, Transport and Playgrounds are covered as aspirations.*
- 2.2. *Section 4 – Housing*
- 2.2.1. *Councillor Lawton has circulated a note indicating that he feels that the Housing section is adequate and does not need further adjustment.*
- 2.2.2. *The report on the Housing Survey has been received and a copy circulated with the agenda. This concludes that there is a current call in The Village for 12 Alternative Homes comprising 4 maisonettes and one bungalow for rent : 3 maisonettes and two houses for Shared Ownership : 1 Bungalow and 1 house for Owner Occupier use.*
- 2.2.2.1. *Lack of shops in The Village*

The Chairman has noted that two or three commercial shops in the past have failed due to lack of local support and making full use of the facilities, with people tending to use Supermarkets elsewhere.
- 2.2.2.2. *Children's Playgrounds*

NP has noted that this also is covered as an aspiration.
- 2.2.3. *Affordable Housing*

Chairman has Noted : We have made a policy to cover this to enable plans to be put forward that meets the requirements of local people that the Parish Council can consider. Simply we have the mechanism for rural exception housing to come forward (see Policy H2). It will then be up to the PC to see it through and promote a site/s outside of the NDP process in partnership with Stratford District Council and an RSL (registered Social landlord) or the Claverdon Land Trust.
- 2.2.3.1. *There as some discussion regarding the way in which the Affordable Housing schemes get allocated, it seeming that whilst the justification for new builds is based on local need, the incoming residents will be those at the top of the list for the whole district, and often do not have any local connection. Councillor Horner said that he has checked the situation in respect of the Morgan Close and Brick Kiln Close houses and from the 12 that he has been able to contact (of the total of 22) 6 are people with direct local connection.*
- 2.2.3.2. *Hazel Spiers commented that in her dealings with the Housing Association regarding the build of Affordable Homes, it had been implied that they would not be simply going to the 'top of the list' applicants, but would be used for those with local connections. It does, however, remain to be proven to be the case. She added that there is more land that could be made available, adjacent to Breach Lane should this be required. There was some discussion on this, and the conclusion drawn that a site inside the village boundary, rather than outside, be used as this for reasons of access and keeping close to services. The Chairman asked John Horner to follow this up with the Claverdon Community Land Trust.*

2.2.4. Section 5 – Economy

2.2.4.1. Public Transport Links – ‘Bus and Train.

2.2.4.1.1. NP has noted that this is covered in the latest edition of The Plan as an Aspiration.

2.2.5. It was confirmed that Addresses for local businesses, home based businesses and employers is Complete

2.3. Section 6 Natural Environment

2.3.1. Valued Landscapes.

2.3.1.1. It was agreed that we would be happy to go ahead with the selection of pictures as in Issue 14 of the plan. Laura Perkins has noted her intention to add one more.

2.4. Other details to be checked (Referenced from Issue 14)

2.4.1. Hazel Spiers pointed out that in Appendix 3, Site 6 (Angar Wood) the Ownership is wrongly stated. This needs to be corrected. Also for Site 10 (The Boys Club Field), the new owner’s Name is required.

2.4.2. On Page 31 the table of facilities use reads “.....one a month” should read “.....once a month”.

2.5. Summarising the current status, The Chairman proposed that subject to the corrections and changes noted here the Neighbourhood Plan document may be considered completed for the present stage requirements. This was seconded by Councillor Spiers and was agreed with all in favour.

3. Budget.

3.1. The costs incurred to date in the current financial year are

Date	From and For	Clerk	Consultant	Room Hire	Misc Other	Total
Government Grant						
07 Feb 17	Claverdon Church Centre – Meetings Room Charges			£132.00		£132.00
04 Apr 17	Avon Planning Services - Consultancy		£345.00			£345.00
03 Apr 17	Internal Printing of Meeting Papers - 200 x A4 double sided + 15 Single Side.				£3.96	
02 May 17	Land Registry Details downloaded from Internet.				£21.00	
05 Jun 17	Internal Printing of Meeting Papers				£1.17	£1.17
16 May 17	USB Stick for data transfer and printing				£24.00	£24.00
04 Jul 17	SDC - Mailing costs for Housing Survey				£336.00	£336.00
04 Jul 17	Amanda McLean - Artwork for Neighbourhood Plan Document				£100.00	£100.00
02 Aug 17	R. C. Lees - Admin Charges November to July	£228.00				£228.00
04 Aug 17	Avon Planning Services - Consultancy		£405.00			£405.00
21 Aug 17	Internal Printing of Meeting Papers				£2.08	£2.08
		£228.00	£750.00	£132.00	£488.21	£1,572.08

3.2. Councillor Lawton is submitting a claim to cover these and the projected spend to the end of the year.

4. AOB

4.1. D.M. Hall

4.1.1. There was some discussion regarding the situation with the D.M. Hall in that the majority of the Committee has resigned resulting in there being considerable difficulties in its continuing to operate. It was suggested that The Council should be asked to consider registering The Hall and Lands as a Community Asset to help safeguard its future.

5. Date of Next Meeting

Date TBA