

EASTINGTON PARISH COUNCIL

Email: clerk@eastington-pc.gov.uk

Minutes of the Meeting held on 27th October 2016 at 7.00pm in Eastington Village Hall

- 1 Attendance and apologies for absence** In attendance Cllrs Bullock (Chair), Corrie, Allen, Loveridge, Bomberg, Simmons, Wells and Chatterley. Apologies received from Cllr Cozens. Eleven members of public present.
- 2 Declarations of interest in items on the agenda.** Cllrs Bullock, Wells and Loveridge declared an interest in the pre-application presentation from Eastington Community Land Trust.
- 3 Approval of the Minutes of the Planning Meeting held on 27th September 2016:** RESOLVED to accept the minutes.
- 4 Outstanding actions from previous meeting:** None.

The meeting was opened up for Public question time. Cllr Corrie took the Chair for the public question time.

Tom Low introduced a pre-application presentation from Eastington Community Land Trust. Sharon Wells outlined the research and evidence base for the CLT's plans. A Parish Plan survey was conducted that identified a need for houses; this led to the Housing Needs Survey which was carried out in 2013 and established the needs of those that live in or have close ties with Eastington. The houses are to be made available firstly to Eastington residents (those that want to downsize, younger people still living with parents etc). The homes will be affordable rent only with no right-to-buy. Tom Low covered the sequential search for an Exception Site. The preferred site is to be within 800 metres of the shops and facilities at Alkerton Cross and also the Owen Harris Memorial Ground and this is to be considered sustainable and included in the Neighbourhood Development Plan at paragraph 8.0.6. Within the 800 metre zone there are eight landowners, each was approached starting with the land nearest the centre of the 800 metre zone. Tom ran through the result of discussions with each landowner and the most viable site offering 100% affordable was close to the motorway with access onto Claypits road. Survey reports have been commissioned to establish the feasibility of the site. Consultations will take place in the village hall and the Community Land Trust will feedback to the Parish Council.

Questions from the public which were answered by Tom Low

Tina Davis: Have you spoken to anyone at Claypits about the proposed site?

A. Not yet, this is the first announcement of the site. The consultation will include residents at Claypits.

Tina Davis: Need to consider locating the houses at the front of the site first. Please make sure you speak with residents at Claypits.

Alex Wills: Would it be prudent to re-establish the need? The Housing Needs Survey predates the West of Stonehouse planning consent. This development will satisfy the need.

A. The NDP referendum confirmed acceptance of the Housing Needs Survey and also includes West of Stonehouse within the NDP. The affordable homes at West of Stonehouse will not provide any local nomination rights. Cllr Bomberg has confirmed that there are 23 people who have specified Eastington as their preferred Homeseekers choice. Of those 20 are within the "bronze" point scoring system and there are approximately 600 people ahead of them on the Homeseekers list.

Pauline Allen: When will the CLT start building?

A. Next summer hopefully.

Pauline Allen: if we knew this was coming up the Parish Council could forward plan to request an extension of the 30mph speed limit to include the Claypits area.

Signed

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Mark Chatterley: How does the NDP referendum confirm the CLT's plans?

A. Reference to paragraph 8.0.5 in the NDP. Actual housing numbers weren't included in the NDP as this was considered to be too restrictive by the NDP examiner.

Mark Chatterley: Is there a time limit on the Housing Needs Survey?

A. We will repeat the survey in 2018/2019. It is accepted that the survey is conducted every 5 years. The Housing Needs Survey looked at people's need to move house within 5 years, not perceptions of the village.

Alex Bomberg: On the Homeseekers list there are 23 people who have put Eastington as first preference but this doesn't prove a local connection. Does the CLT have the legal right to decide who occupies the homes?

A. No, the CLT nor the Parish Council has the right. It is the Homeseekers Register and Housing Association that decides who occupies the homes and there will be a legal agreement that ensures only those with local connection receives the CLT homes.

5 Planning

- 5.1 The Parish Council considered the revised pre-application support request from Alkerton Farm for 2 houses, one of which would be affordable, to meet the criteria of Local Plan Policy HC4. The Council felt that more information is needed from the residents of Alkerton Farm before a decision can be made. **Action: Clerk.**
- 5.2 To note the following planning decision made by Stroud District Council:
S.16/1798/FUL – The Bungalow, Bath Road. Replacement dwelling. PERMIT.
6. The Council considered the consultation on 2017/18 Local Government Finance Settlement and agreed answers to questions 4, 5, 6, and 7 which relates to extending referendum principles to parish and town councils (the Council had no view on the other questions). The Parish Council is against the principle of extending referendum principles to parish and town councils. **Action: Clerk.**
7. The Council agreed to increase the previously agreed grant to Public Rights of Way Defenders to pay the additional printing costs on the Public Rights of Way walking leaflets (already agreed £100, actual cost £141). **Action: Clerk.**

There being no further business the meeting closed at 8.04pm.

Notice: The next meeting of Eastington Parish Council will be on Thursday 10th November 2016 at Eastington Village Hall. Anybody with an item they wish to bring to the attention of the Council, should forward details, in writing, to the Clerk to the Parish Council, no later than 9am Wednesday 2nd November 2016.

Signed

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Date