

Minutes of the Colyton Parish Neighbourhood Plan Steering Group

21st June 2018 7.30pm

Town Hall Boardroom

Members Present: Caroline Collier (Chair), Colin Pady, Steve Real, Helen Parr, Steve Selby, Carol Rapley, Robert Griffin, David Page & Paul Weston plus 3 members of the public

Apologies : None

Public Question Time: A member of the public pointed that on the local green spaces paper Site 6 should read Fair View/Swanhill. Also some of the owners of the Elms Amenity area were unaware of the proposed designation. It was also asked if a policy could be included to ban the sale of new homes to second home owners. Paul Weston pointed out that this could be a draft policy but would be unlikely to succeed as it must go through scrutiny beforehand and must have adequate evidence to support the policy. Cornwall had a policy which covers new build second homes but does not cover holiday lets.

Minutes of the previous meeting -: Minutes of the meeting held Wednesday 23rd May 2018 were signed as a correct record

Matters arising: Designation of Open Green Spaces – Chair confirmed that letters had been sent to owners of proposed designation sites, namely Colyton Parish Council, St Andrews Church, St Michaels Church and DCC Highways. DCC had asked for maps showing the proposed areas in Colyford as they were unclear about ownership. They also stated that it is unusual for areas of highway land to be suitable for designation because of the permitted development rights. A map has been sent to them and we await a response.

Ceramtec Site – Report of meeting with Homes England: (Helen Parr declared an interest and took no part in the discussion) Notes of the meeting had been circulated. A lengthy discussion took place, whilst SG members appreciated Homes England meeting and offering to return if asked, it was generally agreed that they were still proposing to go ahead with their original ideas and had not included the things that locals had asked for, car parking, small scale employment, broadband etc. Paul Weston said that we could either draft a policy now and submit to Homes England or wait until they submit their outline planning application and carry out a consultation on the plan. The BUAB could be used as a bargaining tool. We could also ask EDDC to delay a decision until we have a policy for our NH Plan. Agreed that we write to Homes England telling them that we intend to include a policy in our Plan relating to the Ceramtec site and stating our expectations which we hope they will include in their planning application and also asking them to confirm their timetable. Paul Weston to draft the letter – see below.

Draft Plan Progress: General agreement with the draft plan. Members submitted some minor amendments re area of AONB, Bus Services, need to emphasise rural areas (business and farms) etc. David Page suggested addition to “Our Vision” statement (*Paul has asked David to circulate his suggestion to SG members for comment*)

Maps: Helen Parr agreed to liaise with EDDC re maps we need showing areas that each policy refers to.

Timetable: Suggested we wait for response from Homes England and plan to publish first draft plan at end of August. Halls to be booked in Colyford and Colyton for public consultation towards end of September. Leaflets could be delivered with Carnival Market leaflets in Colyton and advert could be put in Carnival programme.

Any other business: Rockbeare green wedge policy. The inspector had supported their green wedge policy and approved all policies with minor amendments

Next meeting: Thursday 26th July 7.30pm at the Boardroom, Colyton Town Hall

There being no further business the Chairman declared the meeting closed

The Group has asked me to reaffirm its intention to include a policy within the Colyton Neighbourhood Plan relating to the Ceramtec site and to share with you, as a matter of urgency, its expectations for the Ceramtec site. Bear in mind that a development on this scale in Colyton is uncommon. It is taking place on a well-known site, which has been at the centre of life in the town for many years. Its redevelopment presents a rare opportunity to make a significant impact on the future life and wellbeing of the town.

Following recent community consultations and evidence-gathering for the Neighbourhood Plan, the Steering Group has concluded that the redevelopment proposals for the Ceramtec site should include: