

Ringmore Neighbourhood Plan Steering Group
Minutes of Meeting
Tuesday 23 October 2018 at 7.00pm. W.I. Hall, Ringmore

Present:- R.A.Baker (Chair), M>Campbell, M. Findlay, D. Milne Smith, D. Vincent, J. Williams, M. Wynne-Powell.

1. Minutes of meeting 25.09.18 were unanimously accepted.
2. Version 2 of DCT questionnaire report already circulated. It was noted that not all the suggestions made by the committee had been adopted. It was agreed however that because this document was for the committee's own use it should be accepted without amendment; some percentages quoted were capable of misinterpretation, but these could be clarified when a précis is published for Ringmore residents.
However P9 third bullet point was inaccurate and RAB would get it changed .The house to house survey reference should be amended since this refers only to Challaborough.
3. The DCT report is to be posted on the Parish website, with a précis of the main points to be published in the Ringmore News. The précis will include key findings from the Executive Summary with main themes from the tables and covering note from RB/DV.

RB stressed the importance of publishing the report in the correct way, otherwise the inspector might not approve the final plan.

It was agreed that comments from respondents should stay under the relevant question heading rather than be gathered together at the end of the report.

4. It was agreed that the committee should formulate policies for the following areas:

Question 1: Age Range.

May need to develop policy for eg. Supporting frail elderly.

Questions 2 – 3: Health Problems.

Provision needed to mention existing arrangements and maybe introduce further objectives for providing extra services. JW to make a list of current provision for those needing support.

5. **Housing:-**

It was noted that a lower proportion of tenants, compared with home owners, participated in the questionnaire. NB the graph given in the report came from national statistics rather than the local survey.

The question of affordable housing will be discussed later.

Future housing plans: 21 people expect to move in the next 5 years; 5 of these want to stay in the parish. Possible reasons for this were discussed, eg downsizing, garden too big. RAB agreed to ask for an age profile for this question.

Policy for new build houses. 80% of respondents agreed that there should be a restriction on selling new houses for use as a second home. Possible ways of doing this were discussed, such as including relevant clauses in the housing deeds or contracts. It was agreed that there should be a policy to cover this.

RB pointed out that some second home owners bring definite benefits to the village, also that Ringmore already has approval for 2 – 3 new homes to be built

.

Provision of 2 parking places per house; is this in building regulations? RAB would enquire.

Restrictions on roof height: 93% felt there should be a limit; a policy is needed.

Affordable housing for locals: 73% agreed to this; again a policy is needed.

50% want to learn more about CLT; interest too in self-build regulations.

We need a policy to preserve the 2 affordable homes at present in Ringmore.

6. Challaborough and Caravans/Mobile Homes.

89% are against any extension of the caravan parks. It was felt that a possible extension to 365 day occupancy was not an area on which the committee could comment; however in view of the fact that some residents are staying on for a further 4 – 6 weeks there is a need to define the term “holiday accommodation”.

MF will give a definition of this term, and will also explore ways of reducing the current traffic that is related to the parks.

RB pointed out that caravans/mobile homes may be perceived to be a form of affordable housing; applying holiday restrictions might be seen to restrict this.

Policy needed on possible extension of park site up the valley, and on any changes which might lead to the park becoming a residential site.

MF pointed out that we must not prevent any enhancement of the site.

7. Next meeting: to continue to go through the report headings, note where any further information should be needed, and identify further policies that need to be developed.