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Minutes of a Meeting of the **BRENTOR PARISH COUNCIL** held in Brentor Village Hall
on **MONDAY 24th February 2014** at **7.30pm**

Present: Cllr T Beavon (Chair), Cllr L Hill (Vice Chair), Cllr J Drury (JD), Cllr A Frankland (AF),
Cllr J Burrows (JB), Cllr Sheila Burrows (SB), Cllr J Adams (JA)

In Attendance: Cllr T Pearce (TP), Dan Janota DNP, Alex Rehaag WDBC, Mrs K Palfrey (Parish Clerk),
Sue Southwell CCD, 22 Members of the Public

Public Question Time:

A parishioner submitted a written and verbal response to the Affordable Housing Site Technical Assessment and site summary requesting the findings for Land at Station Road (DNP 13/004) should not be considered an option for the delivery of new housing, together with a query over the process. The Chair responded that this is an ongoing process. The Council had felt it appropriate to have an initial examination, followed up with a meeting to discuss the reduced number of sites. A Parishioner queried the Traffic light system of preferred sites. The Chair responded that there will be a further open consultative meeting to find the best solution. It was noted that Parishioners would like sufficient notice of any further meetings and the form of those meetings was debated. A request was made for clarification of the process so far. The Chair explained that following a Housing Needs Assessment in 2010, Dartmoor National Park had approached the Parish Council to ask for their involvement in a call for sites exercise, a process that WDBC and DNP would undertake regardless of the involvement of the Parish Council. Councillors explained this was not something put forward by the Parish Council. Following the call for sites, Planning Officers had put forward their recommendations which were to be presented later in the meeting. The next step was to engage the Parish and reach some agreement. Some debate ensued on the various types of development that could be allowed. There was discussion on the original Housing Needs Survey conducted by the Community Council of Devon. It was explained that comments had been anonymised; the author of the report had now left the organisation so the extent of inclusion of responses could not be verified. The Chair asked CCD for a copy of the Housing Needs Survey for Brentor Village website. Councillors reiterated that involvement from Parishioners was welcomed.

8638 **APOLOGIES FOR ABSENCE** none were received.

8639 **DECLARATIONS OF PERSONAL AND PREJUDICIAL INTEREST** None

8640 **APPROVAL OF THE MINUTES OF THE COUNCIL MEETING HELD ON 20th JANUARY 2014**
It was **AGREED** that the Minutes of this meetings be adopted.

8641 **DNPA REPORT ON OUTCOME OF CALL FOR SITES**

Dan Janota of DNPA gave a presentation on the 9 sites identified in the call for sites process. Three sites, DNP 13/001 Land at Hammer Park, DNP 13/003 Land at Shell Park and DNP13/004 Land at Station Road were recommended to be considered as options for delivering affordable housing. Two further sites, DNP 13/002 Land at War Memorial and DNP 13/005 Land at Lowermead may have potential though with constraints. Four sites were not considered deliverable, DNP 13/006 Land at south of Darke Lane, DNP 13/007 Land at north of Darke Lane, DNP 13/008 Land at Delphi's Lowertown Farm and DNP 13/009 Land at Station View. It was explained that this report will inform ongoing discussions and enable the Parish Council together with DNPA and WDBC and with the support of the CCD, to move forward towards a preferred site in conjunction with a landowner and housing association/developer. This process will involve consultation with the community regarding the potential sites and the process for bringing forward affordable housing in the village. There was extensive debate regarding the various merits of each site. Dan Janota confirmed that the Highways Officer had been involved in assessing suitability and that no indication had been received from SW Water as to

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drainage issues, although it was recognised this might need further investigation. It was noted that government support for affordable housing had been significantly reduced which had an impact on land values. The Chair proposed accepting the findings of the exercise, seconded and **AGREED**. Council requested that DNPA write to all landowners involved to advise them of this outcome. It was also **AGREED** to hold an open meeting on 17th March 2014, followed by a more formal meeting at a later date.

DNPA

8642 **CONSIDERATION OF DNPA SPD ON AFFORDABLE HOUSING NEEDS**

Dan Janota confirmed that this document was not policy but was intended to add an additional level of clarity, in particular adding more detail on the definition of a “local person” who would be eligible for affordable housing in sites such as Brentor. There had been changes in national planning and in order to deliver affordable housing DNPA felt there was a need to allow an element of open market input. There was considerable discussion and Councillors expressed concern that provision had now changed from 100% affordable housing. Dan Janota confirmed community involvement and support was key. It was **AGREED** to accept the document as stands, Clerk to complete the feedback form and submit to DNPA by the closing date of 28th February 2014.

CLERK

8643 **PLANNING MATTERS**

The following planning applications had been received:

BPC Comment

DNPA 14/005	Proposed tree works, Christ Church, Brentor, PL19 OLR	None
DNPA 14/006	Proposed Tree Works, Laurel Cottage, Brentor, PL19 ONG	None

8644 **CLERK RESIGNATION**

The Clerk had tendered her resignation which had been accepted. An Advertisement had been placed in the Tavistock Times & Gazette, the Brentor News and on the website and on the notice boards. The closing date was set for 7th March 2014 and it was hoped to interview shortly afterwards. The Clerk would be unavailable from 24th March at the latest. It was **AGREED** that Councillors T Beavon, J Drury, S Burrows and J Adams would be involved in the recruitment process.

8645 **DATE AND TIME OF NEXT MEETING**

Monday 17th March 2014, 7.30pm, Brentor Village Hall

8646 **CLOSE** The meeting was formally closed at 9.20 pm