

**SOUTH MILTON PARISH COUNCIL**  
**NEIGHBOURHOOD PLAN**  
**Internal Meeting No 13**  
**7 December 2015**  
**RECORD OF DISCUSSION**

**Present**

Tim Lewis (TL) – Chairman

Paula Booker (PB)

Graham Collyer (GC)

Nick Townsend (NT)

Nick Bailey (NB) - Apologies

Paul Davies (PD) - Apologies

Phil Baker – SHDC - Apologies

**1. Notes of Last meeting**

The notes of meeting No 12 were approved

**2. Matters Arising**

All actions from the meeting on 16 November had been completed, apart from those repeated in the notes below.

**3. Liaison Officer**

At meeting on 16 November, Phil Baker had advised that the SHDC planning office was still working on a housing criteria policy for small communities such as South Milton parish and this could be tweaked to suit South Milton's specific needs – he will keep us informed on progress. **Phil Baker action**

**4. Administrative matters**

Consultation on the draft NP was discussed. It was agreed that an Executive Summary would be circulated, and if parishioners wanted more detail, copies of the draft NP would be available at the village hall and on the village website. There would also be a consultation meeting. Details will be confirmed later.

**5. Processing completed questionnaires**

NT will add %'s to the lesser/neutral/greater analyses in the summary results. **NT action**

The numbers had been removed from the questionnaires and the distribution lists destroyed/erased. The original questionnaires are stored in the Parish Council locked archive in the village hall.

## 6. Themes to be covered in the NP

It was agreed that housing policies would be central to a successful NP (refer to the discussion below). In respect of the environment, the parish is almost entirely rural and green and there has been very little development in recent decades compared with nearby coastal parishes (Thurlestone; South Huish; Bigbury). Furthermore, the views of the parishioners to remain a green parish accord with the land designations (AONB/Heritage Coast/SSSI/etc) and South Hams policies for the area.

NT will arrange a meeting with the National Trust to discuss the beach and coastal management. **NT action**

It was agreed that policies and narrative on the environment and other themes would be written to indicate where any future housing development would be supported and where it would be discouraged.

Before the next meeting, responsible members (see table below) were asked to set out objectives, evidence and potential policy areas for discussion. Once these had been agreed, the relevant sections of the NP would be written.

Theme	Responsibility
Housing	NB
Environment	NT
Coastal management	NT
Economy	PB
Infrastructure	TL
Historical environment	GC
Well being	PB

GC will prepare the Introduction/Background to the NP. **GC action**

## 7. Housing Policies

Phil Baker is working on a rural exceptions housing policy and also criteria on housing policy criteria for inside and outside development boundaries; he will provide current drafts. **Phil Baker action**

GC presented his paper on the housing development from 1980 to the present day. All agreed that the research was very thorough and provided objective evidence of the rate of development. GC will update the paper to take account of comments raised during the meeting and the following conclusions. **GC action**

### *New Builds*

The following conclusions were drawn from the evidence:

- a) Nineteen new builds had been completed in 35 years
- b) Three new builds in progress/pending approval would count towards provision in plan
- c) Four of the new builds are second homes
- d) Three of the six developments (including those in progress/pending) are agriculturally tied

### *Conversions or demolition/rebuilds*

The following conclusions were drawn from the evidence:

- a) Eighteen new dwellings had been created in 35 years through conversions (note four of these had never been occupied – Wakeham barns)

- b) Six demolition/rebuilds had been completed in 35 years (ie not new dwellings)
- c) Seven of the conversions or demolition/rebuilds are second homes
- d) Thirteen holiday apartments/second homes had been created through conversion of Thurlestone Beach House hotel. There are no other opportunities for similar multi-property conversions in the parish. As they are all second homes, it was agreed that the homes created through this “one-off” opportunity should not be taken into account when considering the number of homes to be provided under our plan (note the responses to the questionnaire were strongly against open market housing – the only type of new development that could become second homes).

Overall the following conclusions were drawn:

- a) Thirty seven new dwellings had been created in the last 35 years (four had never been occupied)
- b) Thirty five of the 46 new builds/conversions/rebuilds were used for permanent occupation (ie approx. 25% were second homes, a similar proportion to the overall village)

**It was agreed that we should plan for one house per year over the plan period, the same rate as the historical average. This would require provision of 15 houses.**

A map of the parish was examined and it was concluded that all the new dwellings over the last 35 years had been created through infill, though it was recognised that some had resulted in modest expansion of the village boundary (eg Blackthorn House/Thistledown/The Round House/Churchfields). Responses on locations proposed by parishioners for new dwellings were discussed and all could be considered as infill. It was noted that the most frequently suggested location was behind the village hall and that this could be tied in with provision of a car park for the hall (another common theme). After examination of the map, it was concluded that there was plenty of opportunity for infill at other sites as well. There was therefore more than adequate space to provide 15 new dwellings through infill. The acceptability/approval of specific proposals for new dwellings would be determined through the normal planning process, including any specific policies set out in the SM Neighbourhood Plan.

**It was agreed that there was no need to identify a specific area for development within the parish.**

## **8. Next meeting**

Next meeting will be held at 10:00am on 4 January 2016 in the village hall.