

# PEASMARSH PARISH COUNCIL



## Extraordinary Minutes of the Council meeting held Thursday 9<sup>th</sup> February 2023 at 7.30pm at Peasmarsh Memorial Hall.

**Present:** Councillors: David Pankhurst (Chair) (DP), Mick Coleman (MC), Peter Lamont (PL), Hilary Pankhurst (HP), Gina Sanderson (GS), Robert Barham (RB), Ray Hollman (RH) and Ben Clinton (BC).

**Also present:** Clerk, Amy Head – Via Zoom link.

**115. Apologies for absence** – None.

**116. Disclosure of interests under the Council's Code of Conduct** – RB for the Site Allocations element – Woodside ownership and MC for Orchard Way as his property backs on to this.

**117. To approve the Peasmarsh Neighbourhood Development Plan (PNDP) as part of the Neighbourhood Planning (General) Regulations 2012, Section 15.**

GS led the meeting and detailed the process going forward. The draft plan is now going to RDC for a 6-week consultation period with Stakeholders. Opinions will then be forward to an independent inspector for comment/amendment suggestions. GS confirmed that the inspector will be someone that has completed other local neighbourhood plans and is well respected. Locality has already 'health checked' the plan. When the modifications are suggested to the NDP group by the examiner, they cannot refuse to do them. If the group refuses to do them, then they need to withdraw the plan and start again from the beginning. RB commented that it was a very impressive document. His only concern was that it was very policy-heavy and in this respect he is concerned that it will place a large burden on the PC. He was concerned that the policies are unrealistic to implement. The terminology still needs to be 'encourage' or 'advocate for' rather than 'lobby', so as to be achievable. DP said that he had sent MI comments to strengthen the foreword.

The PC felt that the overall plan was very strong and followed a standardised formula which didn't need changing. The PC decided to focus on the policies as these are what the PC will have to support/implement. The PC went through each of the policies. The following issues were sent to MI and the NDP group for modification:

- Policy I2 – Add 'Advocate for' before the first sentence in the second paragraph beginning "Improvements in the system".
- Policy I5 – Take the first i) out as there is no ii) so it is not necessary.
- Policy I7 – Take the i) out as it is unnecessary. Also, the use of 'access' is vague and open to misinterpretation – needs to define what sort of access – transport access rather than social access.
- Policy H1 – Remove the third paragraph from this – "Proposals to extensively extend or redevelop existing smaller houses, especially single-story dwellings, will not be supported". This gives the PC no discretion.

Signed:

*D. Pankhurst*

date:

7/3/23

Various discussions were had regarding whether the maximum of 10 affordable homes was realistic or financially viable for a developer. GS said that developers do get financial help for building affordable housing. RB asked whether the site allocations put forward would be enough to satisfy RDC and housing numbers. GS said yes, the final numbers haven't been confirmed but the NDP is using the sites suggested by RDC's Housing and Economic Land Availability Assessment (HELAA) and a couple more. Discussions centred around whether it would be wise to offer more than 10 houses as a maximum knowing that RDC is unlikely to accept this number. Or find out what would be acceptable before submitting. PL said that he felt as representatives of the village the PC should support the villager's wishes and wait and see what the Inspector suggests.

**RESOLVED:** Leave the maximum site development at 10 houses and wait and see what RDC and the Inspector say.

RB asked how much standing the 'Community Aspirations' section has and whether the PC will be held to delivering these aspirations. It would be difficult if the PC had a 'duty' to deliver these aspirations. GS said no, these are 'nice to haves' and 'desirables' but not necessarily immediately achievable. RDC may look at these aspirations to support the village's application for a grant related to one of the projects in the future.

### **Conclusion**

The PC agreed that the plan was very impressive and thorough and was keen to thank all those involved in the foreword to the plan. **ACTION:** DP to send GS amended foreword with thanks included. GS to forward this to MI.

**If the amendments are made in the bullet-points above, then the PC unanimously approves the plan.**

**ACTION:** Clerk to send MI the changes requested by the PC as soon as possible.

**118. Dates of Forthcoming Meetings:** Monthly meeting, 7th March 2023, Memorial Hall, Peasmarsh at 7.30pm.

The meeting finished at 9.10pm.

Signed:



date:

7/3/23