

DARTMOOR NATIONAL PARK AUTHORITY

Friday 4 April 2014

Present: Mr S Barker, Mr Gribble, Mr Harper, Mr P Hitchins (Chairman),
Mr J Hockridge, Mr M Jeffery, Mr D Lloyd, Mrs C Marsh, Mr J McInnes,
Dr I Mortimer, Miss D Moyse, Mr J Nutley, Mrs N Oakley,
Mr M Retallick (Deputy Chairman), Mr P Sanders, Mr J Shears,
Mr N Way, Mr D Webber

Apologies: Mr K Ball, Mr J Kidner, Mr P Vogel

3033 Minutes of the meeting held on 7 February 2014

Mrs Oakley requested that it be recorded that she did send her apologies for the meeting held on 7 February.

The Minutes of the meeting held on 7 February 2014 were signed as a correct record.

3034 Declarations of Interest

None

3035 Chairman's Report

The Chairman welcomed Samantha Hill, who will be the interim manager (Communications and Visitor Services) for 6 months on a secondment from Devon County Council.

The Tour of Britain cycle race will be taking place on Dartmoor for the 8th year running in 2014. The Chairman offered his congratulations to Andrew Watson and team for securing this, and also thanks to Devon County Council for organising the Devon stage and for the financial input.

The Chief Executive (NPO) reminded Members that the ANPA workshop is to be held in Perthshire, Scotland on 14 May. The theme this year is focusing on Engaging the Younger Generation. Members were asked to notify the Chief Executive (NPO) if they would like to attend by 11 April 2014.

3036 Items Requiring Urgent Attention

None.

3037 Public Participation

The Chairman reported that Mr Venables and Mr Warner had registered to speak. It was noted that neither were present.

Signed 

Date 2.3.14

Item 7 – NPA/14/018 Masterplan for proposal, CHG2, Land at Bretteville Close, Chagford - Mr Bleakman, Mr Yeo and Mr Lohfink

3038 Masterplan for proposal, CHG2, Land at Bretteville Close, Chagford

Speaker: Mr Bleakman - Chagford Parish Council.

The Members received a presentation from the Senior Forward Planner (NPA/14/018).

He informed Members that Mr Yeo from Blue Cedar Homes and Mr Lohfink from CG Fry Ltd would be available to answer questions.

The CHG2 Masterplan is the largest single housing scheme that this planning authority has seen, it is also the largest site in the Development Management DPD (DMD).

The site will be a mixed use site for housing, including affordable housing, older persons housing, a 70 space public car park, business units and public open space incorporating a play area and community orchard. The plans indicate 103 dwellings comprising of 91 houses and 12 flats. 15 (including 6 flats) would be open market older persons accomodation and the remaining dwellings would be a mix of open market and affordable housing. A number of highway improvements would also be made including a road link through to Westcott Lane.

The design reflects the community ambition for the site set out in the Chagford Design Statement. The Masterplan involved comprehensive community engagement including a formal consultation on the draft, where the main stakeholders over came some challenges to reach a position where the Parish Council endorsed the final plan.

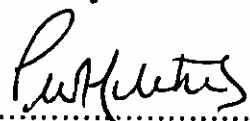
The Officer commended the work of the two developers for the approach to the scheme and how they worked together and with the community.

The pre-application consultation will start in the near future and alongside that an ongoing conversation with the community around the delivery including phasing and Section 106 agreement(s). There will also be collaboration with the housing authority on the type and tenure of the housing.

Mr Bleakman, speaking on behalf of Chagford Parish Council, informed the Members that over the last 20 years the Parish Council have strived to create a larger car park in the town, improve road safety and provide affordable housing for locals. The Parish Council collaborated with local representatives to create a vision to help Chagford continue to be a vibrant community. He stated that there has been tremendous local support for this Masterplan.

Members had a discussion expressing a variety of view points regarding the Masterplan and the location of the proposed development. One Member stated that he felt unable to support the Masterplan due to the loss of a beautiful area of Chagford. Members also questioned the small amount of green space.

Mr Retallick proposed the recommendation, which was seconded by Mr McInnes.

Signed 

Date 2. 5. 14

RESOLVED: Members approved the Masterplan.

Dr Mortimer requested that his objection be noted.

Mr Barker left the room

3039 Affordable Housing Supplement Planning Document (SPD)

Members received a short presentation from the Senior Forward Planner (NPA/14/019).

He reminded Members that the draft SPD had been discussed and agreed for consultation purposes in January 2014. It has received a limited but constructive level of response in the public consultation period, and helpful discussions had been held in an Officer workshop and at the Joint Advisory Committee (JAC) meeting in March 2014.

The SPD sets out detailed guidance for how the Authority will have a positive and flexible approach in the delivery of affordable housing in the National Park.

The Officer highlighted the final changes, including greater flexibility around the identification of need, an amendment to ensure that the different approaches currently taken by constituent housing authorities are taken in to account and minor changes to clarify the treatment of cross subsidy. It is now recommended that commuted sums to be looked at on a case by case negotiation, rather than a standard table of sums payable that could prove inflexible and date the document quickly.

The Officer also highlighted the recently issued consultation from Government which proposes that Section 106 agreements are removed from housing schemes with fewer than 10 units. If enacted, this would fundamentally undermine the Authority's strategy for the delivery of affordable housing.

Mr Sanders stated that the document was very thorough and proposed the recommendation which was seconded by Mr Harper.

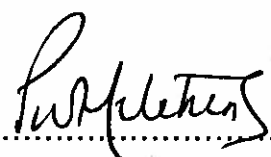
RESOLVED: Members approved the adoption of the Affordable Housing SPD.

3040 Revisions to Governance Arrangements

The Chief Executive (NPO) presented proposed changes in governance arrangements following the retirement of the Director of Communications and Business Support (NPA/14/020).

It is proposed that the Head of Legal and Democratic Services will take on the role of Monitoring Officer and that the Head of Resources, Head of IT and Premises and the Head of HR will take on various responsibilities in the interim until a staffing and structure review later in the year.

The recommendation was duly proposed and seconded.

Signed 

Date 2.5.14

RESOLVED:

Members:

- i) Approved the appointment of the Head of Legal and Democratic Services as the Authority's Monitoring Officer, taking effect from the conclusion of this meeting.
- ii) Approved the required changes to the Governance arrangements outlines in this report and delegate the final wording of policies and procedures to the Chief Executive (NPO) on the advice of the Head of Legal and Democratic Services and the Head of Resources
- iii) Approved the revised Financial Regulations.

3041 National Park Management Plan – Progress Report

The Chief Executive (NPO) informed Members that the formal launch of the Management Plan in February 2014 went well. Approximately 80 people representing delivery partners and stakeholders from the local community attended, and there were presentations by Judi Spires from BBC Devon.

Members have all received a hard copy of the summary and the complete document is available online.

Natural England have endorsed the Management Plan and lessons have been learnt for habitat regulation. The Chief Executive has written to Natural England to thank them for their detailed response.

A Member suggested that this launch event should be highlighted in the E-Newsletter to increase publicity.

Mr Sanders proposed the recommendation, which was seconded by Mrs Marsh.

RESOLVED:

The Members noted the content of the report.


Mr Barker rejoined the meeting

3042 Tree Preservation Orders and Section 211 Notifications (Works to Trees in Conservation Areas) Determined Under Delegated Powers

Members received the report of the Trees and Landscape Officer (NPA/14/022).

RESOLVED:

Members noted the content of the report.

Signed 

Date 2.5.14