

DUNSFORD PARISH COUNCIL

Minutes of Housing & Infrastructure Group meeting held 27th April via Zoom

Present: Cllrs P French (chairman), P Hayes, C Heard with Phil Lewis and Paul Jenkin . The following Cllrs, not on the committee , were also present - A Smallridge, M Gordon and D Matthews

1. Cllr French welcomed everyone to the meeting and Cllr Hayes was appointed to take the minutes. PL explained his professional background; Cllr French asked for any conflicts of interest and there were none.

2a) Apologies – Hannah Smallridge, Mark Harrison, Karen Morris and Dave Gardner.

b) The minutes of the Housing & Infrastructure Meeting held on March 25th 2021 were approved and will be signed as soon as is convenient

3. Cllr French and Hayes updated the Committee and Cllrs present on the meeting with Hastoe (Chris Meadow) and Teignbridge Housing Liaison Officer (Mary Ridgeway) via zoom, on 23rd April 2021.

Dartmoor National Park were unable to attend. The following points were noted: -

MR explained that there was no need for open market housing to be included in this project but there is a possibility of some shared ownership houses; Hastoe is a 'not for profit organisation' and have good access to funding from Homes England; CM will be the Hastoe lead but has not visited Dunsford yet; The aim is for Cllrs PF and PH to have monthly meetings with Hastoe which will be followed by a meeting of the Housing & Infrastructure group.

4. An open discussion took place. The following points were noted: -

The Housing Needs Surveys are valid for 5 years and the Dunsford Survey is 3 years old and therefore still valid; Hastoe will do upfront investigations at their own financial risk and they will approach Landowners and start asking architects to draw up block plans ahead of the May meeting.

5. A further open discussion took place with regard specifically to the report under item 3, with emphasis on gaining an understanding of any major issues or concerns The following points were noted: -

There was agreement on the need to keep the public included and informed which requires a communication strategy to be developed.

6. Cllr French summarised: - Following our previous update on the affordable housing project, the two representatives from the Housing and Infrastructure Committee have now met with Hastoe Housing Association to discuss the proposals and can provide an update on the ongoing process. Hastoe are currently the developer interested in taking forward the proposals and the PC delegates at the meeting were very encouraged that they share our vision of providing high quality, environmentally sustainable affordable housing which is in keeping with the overall character of the village.

The process is currently in the viability stage and when this is complete Hastoe will engage some architects to see what could be achieved on the site and to develop some outline proposals. We would then look for these to be developed with input from the Parish and wider consultation. This would be in advance of any planning application being submitted.

Initial discussions with the District Council and Developer suggest that the proposed development would not need to be supported by open market housing although some shared ownership properties could be considered.

We are keen to ensure that the people of Dunsford have their say on any proposals and are developing a communication strategy to make sure this happens. There are many possible ways of doing this, public meetings, maildrops, questionnaires etc and we would welcome and encourage your views on what you think is most effective.

In the meantime, consideration is being given to repeating the Housing Needs Survey to reaffirm if there still remains a Housing need in the village and also accompanying this with a set of questions to reaffirm the support in the community for development to meet this need.

Currently, the project is re-engaging with the site owners to confirm their willingness to sell. If there is a positive outcome from those discussions, various viability tests will be carried out. Before any final decision is made by the Planning Authority, there will be an opportunity for discussion with the residents of Dunsford to allow people to express their views.

7. Date of next meeting TBA depending on date/outcomes from first Steering Group meeting with Hastoe

There being no other business, the Chairman closed the meeting at 9.30 pm

Signed as a true record..... Cllr P French (Chairman)

Date