

# **SOUTH STOKE PARISH COUNCIL**

## **Minutes of the Public Meeting – Core Strategy Amendments Consultation held at 7:00 p.m. on 8<sup>th</sup> April 2013 in the Village Hall**

Present: Mr. M. Devenish (Chairman), the six other members of the Parish Council, the Parish Clerk, and 47 members of the Public, 4 of whom were non-resident in the Parish.

Also present:-

B&NES Ward Councillors:- Neil Butters – Bathavon South, Nigel Roberts – Odd Down, Steve Hedges – Odd Down

Margaret Bower representing Jacob Rees-Mogg MP.

Apologies for absence: Ruth Newman, David Fielden sent apologies.

The Chairman opened the meeting welcoming everyone, and handed to Robert Hellard to discuss the Core Strategy amendments.

Robert Hellard explained that the Inspector had found the Core Strategy unsound because the housing provision had not been calculated in accordance with the National Planning Policy Framework (NPPF), and indicating that a greater provision would be expected. Bath and North East Somerset Council consider that the absence of a Core Strategy, if were found to be unsound, would open a free for all to would be developers to challenge any planning refusal. In order to give the best chance of the Core Strategy being found by the Inspector to be sound Bath and North East Somerset Council, at their Special Council meeting voted in favour of all amendments. These amendments include one which make provision for 300 houses on the South stoke plateau.

The issues of building within Green Belt, the Cotswold Area of Outstanding Natural Beauty, and in the proximity of the Wansdyke a Scheduled Ancient Monument, and the impact on the World Heritage Setting were discussed.

The meeting was then opened for general discussion and many points relating to this possible development were highlighted, among which issues of housing density, the number of homes with planning permission yet to be built, the provision of a new road junction at the Cross Keys and the associated access road across the plateau, the need for a rural buffer between Bath and South Stoke and the motion to this effect at the special council meeting, ensuring that Brown field sites were developed first, and the need for infrastructure.

In conclusion it was pointed out that it was for the Inspector to determine the soundness of the Core Strategy, and so it was important that as many as possible objections were received by him. Then finally, the Place Making plan, which will be determined by B&NES Council, with input from Parish Councils, will be used to determine the location of any development, and not the Core Strategy which deals only generally with needs and provision.

Robert Hellard then put specific questions to the meeting in order to establish clear guidance for action by the Parish Council:-

- Do you want the Parish Council to continue to object to the proposal to build 300 houses on the South Stoke plateau?
- If forced to accept 300 houses, do you want the Parish Council to seek to place them to the west of Sulis Manor?

By show of hands, 56 of those present voted YES to each of these questions.

A third question about whether such a development of 300 homes should remain within the Parish of South Stoke or be taken into the City of Bath was deferred, to be considered at a later time when the implications could be more thoroughly considered.

The meeting closed at 9:30 p.m.