

## TYSOE NEIGHBOURHOOD PLAN STEERING COMMITTEE

Details included on the Parish website: [Tysoe.org.uk](http://Tysoe.org.uk)

Secretary Isobel Watson, email [nutmeg51@btinternet.com](mailto:nutmeg51@btinternet.com)

Chairman David Roache, email [djroache@buzzinternet.co.uk](mailto:djroache@buzzinternet.co.uk)

Village Hall 7.15pm Tuesday 1<sup>st</sup> May, 2018

### MINUTES

**Present:** David Roache, Wayne Cressman, Jeremy Rivers-Fletcher, Alison Mallalieu, Isobel Watson, Cllr Malcom Littlewood., Cllr John Tongue, Members of public: 16

1. The Chairman **welcomed** members of the public to the meeting
2. **Apologies** John Hunter
3. **Declaration of interests** by Steering Committee members - none
4. **Minutes of last meeting:** Approved
5. **Choice of Reserve Site**

Three sites which were assessed as having moderate opportunity for development are being considered for Reserve Site. These are Site 7 in Draft Plan (near Sandpits Road), Herberts Farm and Roses Farm. Each could deliver around ten houses.

Malcolm declared an interest re Herberts Farm, since he lives close to this site.

It was agreed that all three sites had disadvantages and all are in or abutting conservation areas. Site 7 has been rejected on conservation grounds in the past and the farms have issues with access. However it was felt that there could be a solution to access to Herberts Farm, by using two separate access points, one to the farm and the other to housing. Herberts farm is the most central site. Herberts Farm was therefore agreed as a Reserve Site by a majority vote. This is subject to Highways assessment of the sites.

#### 6. **Affordable Housing**

David Roache has visited an affordable housing project with members of the Tysoe Utility Trust and Warwickshire Rural Housing Association. All were impressed with the quality of build. Trustees of the Utility Trust will vote on May 2<sup>nd</sup> as to whether they might offer some land from Feeoffee Farm for affordable housing.

#### 7. **Built up Area Boundary**

The newly redrawn boundary was examined carefully and was unanimously agreed by the Committee.

#### 8. **Latest Draft Plan – amendments and new inclusions**

Committee members felt that the latest version of the Plan required only minor edits. Isobel questioned whether we had any evidence that elderly residents were seeking local dwellings suitable for downsizing, but otherwise the content was considered good. Jeremy commented that to read the whole document took around 45 minutes – too long for most people. This last version has got rather wordy. Jeremy requested a Plan Summary but Isobel will look to make some cuts in any event. David to double check whether we need a green space assessment for Colin Locke's land.

A time-line towards presenting the Plan to the Parish Council for its 4<sup>th</sup> June meeting was discussed. Although this was seen as quite ambitious it was never the less accepted as possible and should be a target. The time-line included a preliminary, informal review by both Neil Pearce and Rosemary Williams (SDC) prior to the version to be sent to the PC.

### **Questions from the Public**

A member of the public questioned whether a letter from John Careford at Stratford DC to David (sent in Feb 2018) is to be made public as they felt it gave weight to the opinion that Lower Tysoe should not be included in the Local Service Village. David asked her to read the whole communication aloud. In his opinion the letter only explained why the District Council has not included Lower Tysoe in the Built up Area Boundary, but we remain free to make up our own minds about this. Further discussion about this matter took place.

Another member of the public believed that sending a summary of the Plan to every resident was an excellent idea.

A further resident asked whether every part of Tysoe will get the same protection as Lower Tysoe.

The need for Affordable Housing was stressed.

The next meeting will be at 7.15pm on 31<sup>st</sup> May.

The meeting ended at 9pm.