

MINUTES 8

Thursday 15th December 2016 10.30am
Top Room Charing Parish Hall

1.	<p>In attendance: Cllrs H Billot, J Leyland, T Reed, N Blunt and C Prinn and Jane Emblem (“the Admin”) Dan Carter and Ian Grundy from ABC</p>
2.	<p>HB welcomed everyone to the meeting and thanked them for attending. The meeting is to discuss the interim position statement (copies were circulated) HB asked Dan Carter to give a brief update on the LP LP went to consultation in Summer 2016. 2500 representations were made and a number of issues raised which are currently being debated. 2014 population projections have triggered the need to review the housing number and ABC needs 800-1200 extra homes. The population projection takes place every 4 years. The key test is finding sites that are deliverable. There will be a consultation again next April. ABC are looking to publish LP mid 2017. There will be an update on the website sometime in January confirming timings.</p>
3.	<p>Interim Position Statement HB summarised the introduction and results of the public meetings and confirmed we hope to issue our questionnaire at the end of January beginning February 2017. Too much housing will destroy the village character and we have had a lot of development over the last 20 years (with a dedicated task group working on this). We recognise that more houses need to be built and initial general views are that it could exceed 55. Exhibit 1 – Charing needs bungalows for those downsizing and affordable housing as too many young people are leaving the parish There are real concerns about infrastructure especially Pluckley Road which is hazardous This is a real opportunity to rebalance the housing stock with more 2 and 3 bedroom properties The overall view is that the parish does not want Charing to be a commuter town Dan Brown asked for clarification on what we felt a “large estate” to be Exhibit 2 – We have a larger proportion of executive homes compared to other villages. There is a lack of 2 and 3 bedroom properties which local estate agents confirm are the first to sell when placed on the market Site Allocations</p> <ol style="list-style-type: none"> 1. We are content to build more than 55 homes 2. Last census showed 1300 homes. We would agree an increase of 10% to include Orbit which would be approx. 80 homes over the next 15 years including some in CH. Development needs to be sustainable and 45 every 5 years. 50% of new dwellings should be “affordable”. PC have met the owners of a smaller site with a view to this being released for a self build project. How much freedom will there be to decide what type of housing is built? ABC are guardians of the housing number and the rural areas will take a chunk – there is an overall housing number to meet and there is a 5 year land supply target 3. Developments should be small scale and should have no more than 15% executive homes

	<p>4. Exhibit 3 – People recognised that it was not unreasonable to have more housing. Exhibit 4 set out where we should build and an explanation of the dotocracy. Dan Carter explained we need to do our own call for sites JL said that the A20 could take more traffic (outside of Operation Stack) and development should come off of the A20. There is pressure to the south and south west of the village. The issue will be timing. Charing needs to know the number required, so the NP links with the LP</p> <p>5. Exhibit 5 Orbit – There is concern about parking and that there are no rental properties. Orbit came to address PC and the major concern is that the properties will not be taken locally and therefore offered nationwide. The survey on clusters from 2010 is out of date. A concern was raised by the PC whether this is a developer who is not going to comply with ABC policy. ABC were asked to re-examine this please. The development doesn't match current policy and there is no clear evidence of need. Dan Carter said he would ask his colleague at ABC dealing with Orbit to update us</p>
4.	<p>Dan Carter complimented us on the work carried out so far and suggested that at this stage we should be much more broad in our suggestions and not include percentages and fine details ABC has 14700 homes to deliver up to 2030 and are looking at omission sites, sites in and around Ashford and alternative locations Biggest issue is Charing and ABC going down two separate paths. ABC are unable to give Charing a number at present, all rural areas including Tenterden and Hamstreet need to be revisited. The LP does not give the opportunity for a fixed number to be agreed. There is an issue with small sites and S106 contributions and whether they are more sustainable than larger sites and the wishes of the parish are only one part of the process. Government thinking (whether this is correct) is that rural communities support large scale development. Permissions granted between now and LP will count towards our total.</p>
5.	<p>Business Development – It is clear from the initial consultations that this is required and wanted by most parisioners. Sites identified as ideal would be Northdown garage</p>
6.	<p>HB closed the meeting by asking for direction and what is needed from us. When will we have the numbers? – Between April and June Dan Carter asked when we will make our call for sites and suggested that we engage professional help including a planning consultant Ian Grundy also raised the point of providing for travellers and gypsy sites The next meeting will take place in the first week of February and Dan Carter will forward dates to HB.</p>