

**Pebworth Parish Council**  
**Minutes of the Extraordinary Meeting of the Parish Council**  
 Held at the Pebworth Village Hall at 7:00 pm on Monday 14<sup>th</sup> December 2015.

**Present:** Cllrs. John Hyde, Pam Veal, Cllr Sue Peace, David Cranage, Richard Weller, & Simon Shiers

**In attendance:** The Clerk John Stedman (Clerk) and 25 members of the public.

**159. Apologies were accepted from:** Cllr David Lees,

**160. Disclosures of Interests:**

- a) Members were reminded of the need to keep their register of interests updated.
- b) To declare any Disclosable Pecuniary Interest in Items on the agenda and their nature.
- c) To declare any Other Disclosable Interests in items on the agenda and their nature.

**Disclosable Pecuniary Interests** – None declared.

**Other Disclosable Interests** – None declared.

**161.** Presentation by Rooftop Housing officer Mr Craig McDonald and the WDC housing officer Kirstie May-Jones.

The chairman introduced the speakers and Craig presented the current situation and progress with the proposals to development the WDC land off Chapel Road.

Summary of the presentation and points raised

Rural house prices are a premium compared to town prices making rural village affordable homes out of the reach of many local people, in particular the younger population and single people wishing to stay in their own village and have their own home.

The site off Chapel Road is expected to have a courtyard design of 14 units all designed to accommodate current local need.

It was pointed out that the time between housing need surveys the and delivering the houses is usually two to three years, the need changes making it very difficult to build the right design to suit the need at the time of completion.

Craig indicated the scheme is currently at the design stage and was hopeful a public presentation of the layout plans and unit design would be staged in the Village Hall early in the New Year when officers would be on hand to take comments and answer questions from the public.

It was pointed out that the site is designated as a rural exception site which, in planning term, allows affordable housing to be built outside of the normal planning policy constraints which remove many planning reason to reject the proposal.

The design architects will take into consideration all the local street scene and building features to ensure the best integration of the sites design within the village.

Kirstie informed the meeting that the site has been designated for development since 1998 and it was considered by WDC and Rooftop Housing that now is a good time to develop the site to give villagers the affordable housing they want as the need had not been fulfilled by the Cala developments and the Codex site of 380 homes is not considered to be within the village but only in the parish. This development of 14 affordable homes would be for rent and shared ownership only.

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It was stated that Pebworth is surrounded by many very large developments in Long Marston and Quinton as well as Pebworth its self with 380 new homes. These developments will create many affordable homes negating the need for more in Pebworth. It was also pointed out that Pebworth is a category 3 village with no facilities to support a sustainable development in planning terms. Kirstie pointed out that the site was in conformity with the SWDP for small scale rural exceptions sites.

The following information was given in response to question from the public and councillors

- Rooftop Housing is not part of WDC and is an independent charity
- The Chapel Road site will be sold to Rooftop Housing by WDC who will carry out the development
- Rural exception sites can only be developed for affordable housing
- The proposal has increased from 12 to 14 units as planners requested more units
- The site will be developed for identified local need and allocated as such.
- The allocation of homes will be to locals who have a local connection and fulfil the need criteria.
- The Home Choice housing list has 475 households expressing Pebworth as their preferred choice to live in affordable homes. At the time of the survey it was highlighted that 12 respondents are likely to need affordable housing within Pebworth parish in the next 5 years, of which 8 had a local connection to the parish. A total of 5 respondents stated they would need to change their accommodation within three years and 3 within five years. The demand was split between Housing Association Affordable Rent and Housing Association Shared Ownership:
- There is currently no one Bedroom dwellings in or near Pebworth.
- Surface water runoff is a matter for planners to resolve with an acceptable drainage strategy using tanks or ponds.
- The housing list has several people who wish to stay in the village and not just the parish
- This proposal can fulfil the local housing need in terms of house type requests
- Rooftop Housing has secured a Government grant for affordable housing only and it is not site specific to Pebworth or anywhere else.
- Rooftop Housing intend to submit a planning application in mid-summer following a public presentation in January or February and start construction work in 12 months
- Some people who have left the village are still on the housing list and wish to move back.
- On-site parking space allocation will comply with planning guidance and policy.
- Kirstie will check on the conflict of interest concerns as WDC are the landowners and planning authority.

The chairman closed the meeting at 8.15 pm and thanked the two speakers for their presentation and public participation.

**Chairman** \_\_\_\_\_

**Date** \_\_\_\_\_ .