

**Minutes of the Holme on Spalding Moor Parish Plan Working Group Committee meeting held in the Holme Christian Fellowship Drop In on Monday 16 March 2009**

Present: Chris Worrall (Chairman), Ann Dowson, Doreen Engall, Madge Johnson, Ann Sheridan, Karl Sheridan, Robert Templey

Clerk: Steve Young 01757 288234

Guests: Roger Jones Humber & Wolds Rural Housing Enabler; Kester Horn, Chevin Housing Association based in Wakefield

Item 1 on the agenda

All present agreed that due to the confidential nature of negotiations with land owners etc that they would not publicly divulge details of the meeting until issues had been resolved. It was agreed that the Chairman/Clerk should report back to the Parish Council that affordable housing provision is progressing and looks very positive with sites under consideration and following a further meeting on 30/3/09 then public consultation would begin prior to a planning application

Roger Jones summed up progress since the last meeting, excellent sites had been presented and the owners contacted. Some owners had replied, some had not and some were still expected. Two clear favourites had emerged sites 2 & 4 and pros and cons were highlighted which showed that site 2 was the favoured site of the two.

The site is over 2 acres and depending on density between 20 and 30 houses could be built, highways and planning were in principle happy with the site

Kester Horn explained that initial plans suggested 8 x 2 bed houses plus 8 x 3 bed houses plus 4 x 2 bed flats, he said that the Housing Association would wish to work with the Parish Council and consult with residents. There are three types of occupancy (1) General Needs Rent where the rent is low (2) Shared ownership where from 25% to a maximum of 80% could be bought by the residents (3) Intermediate rent where rent at a reduced rate is applied for 3 years allowing residents to save for the shared ownership. All types of occupancy would be open with (1) probably being the favoured

Residents would be classified by degrees of local links ie people living in the village, people with family in the village, people who work in the village etc and dwellings would be for village people in perpetuity

Kester explained that so far all hurdles were surmountable, as the Parish Council was being so proactive then it was very likely that finance would be available

Future, Kester would present a viable study to the land owner and would also look at buying the current house on the front of the site to demolish and increase the land area. Following a further meeting to consider designs he will then hold a consultation meeting with residents in conjunction with the Parish Council, committee members agreed to deliver information door to door. Following this meeting a planning application would be submitted, designs submitted to Chevin's four contractors (they will be encouraged to use local labour as sub-contractors) with a view to building in 2010. Kester reinforced Chevin's commitment to the project and emphasised their standards are high in terms of building materials, size of plot, environmentally friendliness etc

Chairman thanked Roger and Kester for their attendance and their good work, Roger announced that his post had been made redundant and committee expressed sadness that he will not be able to oversee the development

It was agreed to meet again on Monday 30 March 2009 at 7pm in the Drop In

Item 2 on the agenda

The Chairman detailed the progress to objectives set by the Parish Plan

Many positives have been achieved against all categories and Clerk will produce this ready for the next meeting

Item 3 on the agenda

A question has been asked regarding the cost of an advert in the last Grapevine newsletter, a concert was advertised in the Kingfisher with proceeds to MacMillan Nurses and Holme Playing Fields Association, there was no charge for the advert.

It was agreed that the editorial team producing the Grapevine should have the final say in layout and in the final instance this editorial decision should sit with Chris Worrall as he gets the layout ready for printing

A Sheridan proposed R Templey seconded that this be approved and passed unanimously