**Wilmcote Neighbourhood Planning Group**

**Private Housing Sector sub-group**

**Minutes of Meeting Number 2**

**Held at The Spinney at 4.00pm Tuesday 29th April 2014**

**In attendance:**

John Singleton (leader), Steve Howell (deputy), Peter Howard

Circulation all the above plus Alan Griffith and Pam Reynolds

1. **Private Housing Sector team**
   1. JS reported that Jackie Bates had withdrawn from this team due to other commitments.
2. **Information** 
   1. JS reported that he had met Steve Bosworth of SDC to ask for Wilmcote Parish council tax data; he had been given, or sent electronically, a full up to date list of dwellings in the parish by council tax band, a list of properties and the dates when they started paying council tax, a list of the properties that will enter the parish due to the boundary changes and the total number of properties paying council tax for the last four years.
   2. From this information a second brief paper of the parish’s private housing data was produced and circulated to the team before the meeting. It was agreed that the most interesting fact to come out of this data was that the rate of building in the parish over the last 20 years was probably in excess of what is required for the next 20 years.
   3. No additional useful data has been gathered about the old Parish Plan or areas for development or whether there was specific demand for additional dwellings in The Parish. The team will continue to try and discover any information on these topics.

Action All

* 1. Possible areas for development were discussed, and it was agreed that the cost of new infrastructure might limit the possible areas where development could take place. The team thought it would be useful to know where spare sewerage capacity exists in The Parish, and JS was asked to contact the Infrastructure sub-group to see if they had sewerage maps [ the answer is “no” and Severn Trent have been asked for a map but none has been forthcoming].

1. **Issues for the private housing sector and related questions for the questionnaire** 
   1. The team reviewed the Issues and Questions attached to the last meeting’s minutes, in the light of all additional information. It was agreed that, with the addition of one extra question on affordable housing, the questions are the private housing ones that we believe should be in the questionnaire. The Issues and Questions sheet has therefore been adjusted, and is attached to these minutes.
2. **Next meeting.**

The date for the next meeting of this sub-group will be decided after the next WNPG meeting on 6th May; it will probably be held at the same time and place.

**ISSUES Questions**

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| Should we build dwellings to support the amenities we have (e.g. school, shop, pub, station) and to increase the possibility of getting increased facilities (GP surgery, more buses).  Should we build dwellings which will help to level the age profile in The Parish.  Since there is unlikely to be sufficient space to build many dwellings without encroaching on Green Belt land, are we prepared to build on Green Belt. | Would you like to see more dwellings in the parish?  Would you like any one development site to be limited to a) up to 10 dwellings?  b) up to 20 dwellings?  c) up to 40 dwellings?  What % should be affordable housing   1. 35% (recommended minimum)? 2. 35% to 65%? 3. More than 65%?   Would you like the affordable housing to be:   1. Rental? 2. Shared ownership?   Should any dwellings built be more suitable for renting (social or private)?  Should any dwellings built be principally   1. 2 bed detached houses? 2. 3 bed detached houses? 3. 4 bed detached houses? 4. semi-detached houses? 5. terraced houses? 6. apartments?   Are you happy to have most new dwellings built on green belt on the edge of the village?  Have you any preference for where the major development should be located? |

1st May 2014