

Notes taken at Sambourne Trust Exhibition 20:00hrs on 29th July 2015

- ST displayed A3 architect depictions of the proposal.
- Scheme is located within land where existing ST properties are.
- Estimated cost £240K: comprising £100K from Trust and £140K grants and mortgage.
- SDC allocated £64K of section 106 funding from a development in Morton Bagot.
- Statements are quoted from the following SDC documents in public domain.
 1. Section 106 Summary of Funds Held by SDC 30th November 2013
 2. Enterprise, Planning and Housing Policy Advisory Panel 11th February 2014
 3. Section 106 Summary of Funds Held by SDC 30th March 2014.

The following statements appear in these documents.

- 30th November 2013... "Sambourne Trust have agreed in principle to proceed with a project ...".
- 11th Feb 2014 "Affordable Housing Grant Applications".

C. Saint and case officer John Gordon met and recommended £64K.

Statement that "Pre-application advice has been sought and given, and indicates the likely acceptability of the proposed scheme in principle."

The terms of the s106 agreement ... require that the contribution can only be spent in the Sambourne ward.
- 30th March 2014 ... "Sambourne Trust have agreed in principle to proceed with a project ...".

"Payments by instalments from expiry date , last payment end March 2015"
- The scheme was first revealed in LibDem Focus newspaper distributed throughout Sambourne. Raised at the March 2014 meeting of Sambourne PC.

Questions asked

Q: Why does ST need to develop the site? What happens if it doesn't?

A: To increase ST revenue. If not then £64K will have to be returned to SDC

Q: Why was Sambourne chosen for section 106 funds (£64K)?

A: Because of the existence of ST.

Q: Surely there are other parishes in the SDC area that have similar organisations?

A: Not known.

The District Councillor, Nick Moon, will seek clarification from SDC

Q: Why could the money "only be spent in Sambourne"? Was it earmarked by the developer? By SDC?

A: Don't know.

The District Councillor, Nick Moon, will seek clarification from SDC

Q: Did ST approach SDC or vice versa? ST stated they were approached by SDC, but reference to" letter from ST dated 18th January 2014 - on file" [document #2 above].

A: The answer still implied that the approach came from SDC...

Q Why not build on the corner plot?(Asked several times in various forms by various people)

A: ST have agreed and given a firm undertaking that no development will occur on this paddock.

[This followed a request for clarification from Sambourne PC some time ago]. ST suggested that when the subject was discussed at a meeting some time ago twice as many people were in the hall to express their objections as were present on this occasion.

This has been checked in the PC minutes archive. The meeting referred to was September 2006. It was an agenda item and the minutes show 20 people were present.

Q The £64K transferred to ST - expired end January 2015. Does this imply ST have committed to scheme? SDC document #3 states "Payments by instalments [to Sambourne Trust] from expiry date. Last payment due end March 2015".

A: ST were convinced that the funding could as a last resort be repaid to SDC who would almost certainly have to return it to the developer.

Q: So the full £64K was transferred across to ST in the period January-March 2015?

A: The funding transfer has taken place.

Q: So during the intervening 4 months from the final payment, did the ST not think it worthwhile starting to publicise the scheme which had effectively been given the "green light"?

A: There were other things to sort out...

Q: When was the decision taken for the consultation exhibition date to be set? People felt that the 10 day notice was insufficient & the publicity inadequate?

A: Probably early July...

Q: How does/will "right to buy" affect ST?

A: The Trust are sure it will not apply to them. Members of the audience (in particular the District councillor) were sure it did.

Comments and Points Made

1. The proposed development lies in Sambourne conservation area.
2. The proposed development is unsustainable.
3. The plot is too small for the proposed development.
4. The houses would interfere with rights of way and an attractive play area would be lost. It was pointed out that this is actually private, Trust-owned, land.
5. The depictions could have shown the houses more favourably – the styles and materials illustrated are totally unsuitable for Sambourne. A lack of thought in preparation?
6. ST chairman gave a firm undertaking at PC meeting (March 2014) that views of Sambourne residents would be taken into account and respected.
7. Suggested alternatives
 - a. Buy houses coming on the market
 - b. Buy land
 - c. Forget the development. Return the funds.
8. Reference in 4.4.1 to the SDC Corporate strategy ... Aim 1 "Residents feel they have more influence over the development that takes place in their area".
9. No notes were taken in the meeting.
10. No show of hands was called for. It was apparent there was little or no support for the scheme.
11. ST stated that they would have to reconvene and assess the situation. They were asked to make public the outcome of these discussions.
12. Sambourne PC and the District councillor are opposed to the scheme in its present form.

Meeting closed 21:00.