

**GREAT SHELFORD PARISH COUNCIL**  
**Minutes**  
**Extraordinary Parish Council Meeting**  
**held in the Pavilion, Woollards Lane**  
**on**  
**Wednesday 5<sup>th</sup> September 2018 at 1930**

Present: Councillors Mike Nettleton (Chair - MN), Malcolm Watson (MW), Barrie Ashurst (BA), Barbara Kettel (BK), Ian Kydd (IK), Angela Milson (AM), Richard Davies (RD), Simon Talbott (ST), Peter Fane (PF), Graham Townsend (GT), Charlie Nightingale (CN)

Apologies: Councillors Roberto Gherseni (RG), Judith Wilson (JW), Mark Carey (MC), Stefan Harris-Wright

Public: Three Members of the Public present.

1. Declarations of interest
  - IK objected to MN's previously communicated decision to only request declarations of pecuniary interest. This was put to the vote and MN's decision passed 10-0, IK abstained.
  - CN stated he would not take part in any discussion of the Parochial Charities proposals.
2. Public Session
  - Sarah Rann provided various background information on the Parochial Charities proposal to extend Mores Meadow.
3. GSPC views on Green Belt and affordable housing. There was a lengthy, overlapping debate on the two issues. MN summarised the majority view of the meeting as follows:
  - GSPC policy on the Green Belt had to be in line with the NPPF (National Planning Policy Framework), with one caveat on the definition of affordable housing, noted below.
  - The figure of a shortfall of about 100 affordable housing units in the village could not be totally accurate, but was a useful benchmark.
  - Affordable housing should be provided in the village.
  - The NPPF definition of 'affordable' at 80% of market rents was a national definition and was inappropriate for a high rent area such as Great Shelford. A figure around 50% was agreed to be more reasonable.
  - It was agreed that the modification to the definition of affordability was feasible. It would have to be agreed by both parish councils (GSPC and Stapleford) and it would have to be carefully evidenced to allow it to be included in the Neighbourhood Plan. Inclusion in the NP would be a powerful tool for both councils.
  - It was highly unlikely that developers would provide affordable housing in the village (on either definition, therefore any provision was likely to have to come from SCDC, GSPC (via a Community Land Trust) and bodies such as the Parochial Charities. Notwithstanding this, GSPC should commit to try to encourage developers and other bodies (principally RSLs) to bring forward plans for social housing.
  - A review of the proposed tenancy conditions was required, particularly around the area of residency requirements. It was noted that the Parochial Charities might have to go back to the Charity Commissioners to change their rules as a result of this.

Action: MN to re-draft the proposed policy document in time for either the Sep or Oct GSPC meeting. MN requested BK and IK to assist; BK agreed, but IK refused.

- 4. The meeting did not satisfactorily resolve the issue of planning reviews for the portion of Hinton Way lying in the Green Belt. MN will bring this back to the Sep GSPC meeting.
- 5. MN closed the meeting at 2105.

Signed  
Chair  
Great Shelford Parish Council

Date

DRAFT