



Kingston Neighbourhood Development Plan

Kingston must retain its character as a living country village.

Minutes of the meeting of Neighbourhood Task Group (NPTG) held on 13 April 2017 in Kingston Reading Room.

1. Present.

Judy Alloway; Alan Coleman-Smith; Dick Dalley; Rae Musk; Sally Richardson;
Flo Watts.

2. Apologies and declarations of interest.

No apologies. Alan formally advised that he had now submitted a planning
application for an extension to his property.

3. Minutes of last meeting.

Noted that Alan had been wrongly referred to as Alan Carpenter and that this
should be corrected by the current minute. Apologies were offered to Alan.
The minutes were then approved.

4. Matters arising.

4.1 A 'call' for landowners to contact NPTG to discuss any development plans
had been included in the last two Parish Newsletters, with no further
responses.

4.2 There had been a small number of people volunteering to assist NPTG in
the distribution of the NP questionnaire for the village. (Jennie Ebsworth,
Carl and Irene Firminger, Janet and Bob Gilbreath) Other volunteers
would be welcomed.

4.3 The full Housing Survey Report was now accessible on the NPTG
Website.

4.4 The Sandersons have agreed the record of their meeting with NPTG and
the signed copy will follow. Rick Dreher of Modbury has signed and
returned the record of his meeting with NPTG, with one minor
amendment. The Littlewoods have also agreed the record of their meeting
with NPTG and the signed copy will follow. Amendments/additions
proposed by VPL to the draft notes of their meeting with NPTG and KPC
were considered helpful and accepted. These will now be circulated to the
PC for comment.

5. Conservation Management Appraisal. Dick confirmed that Linda Watson is continuing to make progress in drafting a formal appraisal of the village Conservation Areas. In drafting the appraisal, Linda is seeking to follow latest best practice which considers not only the fabric of the ancient buildings in Kingston, but also the cultural significance of their setting. It is recognised that Kingston is surrounded by a historic landscape and Dick has worked through the 1840 tithe assessment records in an attempt to characterise the land holdings historically associated with the main farms in the centre of the village. Although the evidence from the tithe records does not give a definitive picture, Linda is confident that she has enough landscape information to proceed. Linda and Dick have agreed to meet on Tuesday 25 April to discuss her first draft (anybody welcome). Linda then plans to ask a colleague who has recent experience of undertaking appraisals in Cornwall (Brigit Gillard) to review the draft and test the validity of her arguments. Members appreciation of this work was noted.

Agreed: KPC and NPTG would review the final draft prior to sending it to Richard Gage (DCC Conservation Officer) for comment. Any NPTG actions as a consequence to be determined on review of the draft. It was confirmed that the appraisal would be of considerable assistance in drawing up the character assessment of the village.

6. Housing.

6.1 Rick Breher's proposal was to build a single property on land in Kingston (*close to Higher Okenbury*) owned by him and his fiancé and currently including some stables.

6.2 The SHDC document on affordable housing had been circulated for information albeit that this was dated 2008 and may be/have been superseded. It included reference to the releasing 'exceptional sites' (those outside already allocated sites) on which single affordable properties could be built.

6.3 Comments had been received from Paul Batho VPL on the draft notes of the VPL, NPTG, KPC meeting held on 28th March. These were perceived as useful clarification and agreed. Flo raised further comments which were discussed and new amendments included in the draft. This will be circulated to KPC for comments before returning to VPL for signature.

6.4 Flo reported back on Shared Ownership Schemes as agreed. She referred to guidance provided by SHDC. She advised, however, that many such schemes were tied into 'Staircasing arrangements', which allows purchase of shares in the jointly owned property to increase over time the proportion of the house owned, with a reduction in rent. 100% of the shares can be purchased, with no rent then payable. There may be an issue when the house is sold as to what percentage of the sale price goes back to the Housing Association, which also has first option on purchase.

Agreed: a) That the next NPTG Open Session would include information

on shared ownership so that residents have a better understanding of all the options. **b)** to see if Cassandra Harris of SHDC Housing Department could attend the session to provide explanations and answer questions.

6.5 Community Housing Fund: Information was presented at the JLP Neighbourhood Planning workshop on 11th April attended by 4 members of NPTG. £2m has been allocated to South Devon and West Hams. SHDC had appointed their 'own' developer to work with local communities to plan model good quality community housing schemes, which were not '*barracks*' as regrettably evidenced in other recent developments in South Hams. SHDC would therefore be the development partner in any such scheme and would take a fair remuneration for this work but it would be on a return less than charged by a commercial developer and would initially be funded through the Community Housing Fund. This was felt to be an encouraging development. Rae tabled leaflets to be circulated to the KPC by Flo.

7. Workplan.

7.1 Main questionnaire draft 3.

A full review of the latest draft was undertaken and a number of deletions, changes and additions was agreed and recorded in order to ensure that all sections and questions were relevant to the NP and to the development of the policies which would be an integral part of the NP. The basis for the questions was the information gathered through the Drop In event in 2016. **Agreed: a)** that all questions should be relevant that is the answers directly pertinent to NP policies and/or useful to the PC /village in other contexts.

b) an open session would be held prior to agreeing the final draft, to encourage understanding of the questionnaire purpose and thus get a good response. (This meeting would include, it was hoped, the input by SHDC on shared ownership)

c) a focus group to be held with a diverse group of residents (NPTG /KPC to suggest people) to ensure the questions were clearly worded and understood.

d) a meeting to be requested with KPC as part of the questionnaire development process to ensure the questions were relevant and understood. The Chair felt this would help develop the questionnaire better, though a minuted agreement in a PC meeting would also be necessary.

Judy noted thanks to Dave Watts who had agreed to collate the results using Excel excluding the open questions. Advice received from other NP groups, who had used questionnaires, was that Excel could be interrogated more thoroughly than Survey monkey and the raw data remained available.

The first go at a draft cover for the NP questionnaire was reviewed and it was generally agreed that it was representative of Kingston and its people but somewhat 'busy'. Dick then proposed the use of Bob Musk's recent aerial photograph of the village and surroundings (*already used for the Drop In*) in conjunction with a 1947 aerial photograph of the same taken by the RAF to show a historical perspective of the village. This was felt to promote a concept of continuing development of the village over the years. It was confirmed that SHDC design dept. would, if provided with photos, design the cover for a minimal cost.

7.2 Grant application

Judy would shortly submit the grant application, but it was recognised that this would need to cover the (*very reasonable as compared to other estimates*) printing costs for SHDC and the cost of employing a planning consultant, which was high but still a reasonable cost. Noted that My Community who administer the grant, cap consultants' daily rates. Mandy Goddard had been engaged by SHDC to give such support as she could but advice of an external consultant was also essential. It was noted that we might need up front funds from KPC before a grant was allocated. It could not be put in before SHDC had come up with the full range of printing costs.

Judy noted that she felt it essential at this stage to seek advice from SHDC before the Group took Plan development any further.

8. Response to Joint Local Plan (JLP)

Guidance from SHDC had been posted on the KPC and NPTG Websites. Noted that it was difficult to 'navigate the JLP Website and determine what aspects were relevant for comment. It was generally agreed that the related Planning Policy sections were more relevant to comment than the 'legality challenge' issues. Flo would be submitting a response from KPC

It was agreed that NPTG members might wish to comment on an individual basis but may not be submitting comment as a group. **Closing date is 26 April 2017.**

9. Any other business.

It was confirmed that NPTG would be meeting with SHDC planners and housing strategy officers on Tuesday 18th April at 2pm in the RR. Their time is limited so members **agreed** to send questions to Judy for collating and recirculating on Monday 17th

10 Dates of next meetings

Thursday May 11th

Thursday 29 June.

Thursday 27 July.