



## Kingston must retain its character as a Living country village

### **Minutes of the meeting of the Neighbourhood Plan Task Group (NPTG) held on 22 August 2018 in Kingston Church**

*(Exceptional location due to temporary closure of Kingston Reading Room)*

#### **1. Present; apologies and declarations of interest.**

Present: Judy Alloway; Alan Coleman-Smith; Dick Dalley; Rae Musk; Flo Watts.  
Apologies for absence: None. Declarations of interest: There were no changes to declarations of interest.

#### **2. Minutes of previous meeting.**

It was agreed to record an extension to minute point 5 in the notes of the July meeting to record that, after Duncan Smith (SHDC) had commented informally on the draft plan, the draft would then be submitted to Kingston Parish Council for comment and any amendments before it was submitted formally to SHDC after which it would be subject to the full consultation process.

#### **3. Matters arising.**

##### **3.1. Community Housing Initiative.**

Rob Ellis had offered a date for a meeting to advise on the Community Housing Initiative, but Judy had not been available on that date. She was awaiting a new date from Rob. This is taking a long time.

##### **3.2. Statutory consultation process**

Judy was preparing a list of statutory consultees as required in Schedule 1 and informed by information from Sarah Packham at SHDC. For responses, a standard form would be developed on the basis of existing models from 'made' Neighbourhood Plans. The form would be simple but comprehensive with a list of 'tick box' items, each with its own box for comments. The form would require the respondent to include name and address. **Action: Judy Alloway.**

#### **4. Joint Local Plan (JLP): Inspector's advisory note.**

The report of the inspector's examination of the Plymouth and South West Devon JLP had raised, inter alia, the following key points:-

- i. That, as stated in the National Planning Policy Framework, development in the AONB (*Area of Outstanding Natural Beauty*) should be given the highest status of protection in relation to landscape and scenic beauty and that the allocation of any sites within an AONB should be deleted

from the plan unless there is sufficient evidence to demonstrate that this protection requirement has been taken fully into account.

- ii. Reference to settlement boundaries and the need for the final agreement thereof, whereby the JLP and NPTG will need to ensure that the identified boundary for Kingston is properly evidenced.
- iii. That the comment on Local Green Spaces is specific to 'Plymouth's urban fringe' and does not relate to Kingston.  
(*Lee Bray will be asked to advise on any consequent changes needed to Kingston's Draft Regulation 14 Plan*)

## 5. Grant tracking

The sum of £3059.56 remains unspent but, in addition to further consultancy costs, there will be costs for SHDC printing of material required for the formal consultation process. This will include items directly related to the Draft Plan documentation and publicity. If SHDC decides that the EU requirement review is necessary, a further technical grant is available.

## 6. Regulation 14 Plan

There was a detailed review of the latest version of the draft Plan and a range of small changes was agreed for inclusion in the next draft. These include seeking confirmation from Lee Bray as to whether the '*nuisance factors*' control for new developments could also be applied to changes/extensions to existing properties. **Actions: Judy Alloway.**

Outstanding items include the linkage and order of appendices as they relate to numbered NP Policies; and the appendix with photographs of village views.

It was agreed also that:-

- i. There should then be a final "technical" proof reading review (*punctuation, layout, grammar, consistency etc.*) of the Plan. **Action: Rae Musk.**
- ii. A glossary should be included in the Plan, (to advise 'lay' readers rather than the inspector of the Plan.) **Action: Alan Coleman-Smith.**
- iii. The Monitoring Framework to be developed. **Action: Dick Dalley.**
- iv. The summary paper showing individual and average sale prices of residences in Kingston over a 4-year period, and one-year figures for the whole of Devon would be included in the evidence base for the Plan.
- v. The Plan will include a website link to the 1839 Tithe Map for Kingston as the original is too large for inclusion in the Plan.
- vi. A survey of second/holiday homes will be included in the evidence base. **Action: Rae Musk and Judy Alloway.**
- vii. The Basic Conditions Statement will be provided by Lee Bray.
- viii. KPC will be sent a copy of the amended draft for consideration as soon as possible and will, it is hoped, confirm the draft at its September meeting.
- ix. The Plan to include between 5 and 12 photographic views to/from the Village, each of which must be visible from a public viewpoint and each will be described using language extracted from the AONB Planning Guidance document, *Planning for the South Devon AONB*. **Action: Alan Coleman-Smith and Dick Dalley.**

- x. The list of '*Notable, non-designated trees*' in the Parish to be included.
- xi. The Plan to include an Appendix of Heritage items, which will show details of any identified ancient wells. It was noted that the Exeter Diocesan Registry had found mapped evidence of ancient use of the cobbled access route into the Churchyard, but that this path did not belong to the church. It may still be part of the original Mildmay-White land or just 'wasteland' as shown on the Tythe Map.

## **7. Evidence Tracking**

**Judy Alloway and Rae Musk** to meet to finalise the draft content of the Plan's evidence base.

## **8. Any other business**

### **8.1 Green spaces**

Judy had received a letter from a parishioner, relating to the proposal to nominate a cultivated area as a green space. Green Space designation does not open the area to the public but assures its protection as a green space in accordance to a specific extant SHDC plan. **Action:** response to be sent to clarify the Green Space designation process and impact. **Judy Alloway.** A response was awaited from Rob Sekula as to the status of Middle Townsend.

### **8.2 Broad Band**

The Gigaclear contract for fibre to premises in Bigbury is time limited due to its funding source and not available to Kingston.

### **8.3 Marketing request from SHDC**

It was agreed that the SHDC printing department could use pictorial material from Kingston's NPTG work, including photographs, in order to assist marketing and development of material for other NP groups.

### **8.4 NP Workshop**

Agreed that Kingston NPTG would not attend as expensive and of limited value at this stage.

## **9. Dates of next meetings**

September 11. 7.00 p.m. Reading Room

October 9 or 11 (**TBC**). 7.00. Reading Room.