



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

### **Minutes of the meeting of the Neighbourhood Plan Task Group (NPTG) held on 11 September 2018 in Kingston Reading Room**

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

Present: Judy Alloway; Dick Dalley; Rae Musk; Flo Watts. Apologies for absence: Alan Coleman-Smith. Declarations of interest: there were no changes to declarations of interest.

**2. Minutes of previous meeting.**

Agreed as a correct record.

**3. Matters arising.**

**3.1 Community Housing Initiative.**

A response was still outstanding from Rob Ellis, so Judy had enlisted the assistance of Cllr. Beth Huntley, who had passed the query to Tom Jones, who had given a more positive response. i.e. if it can be demonstrated that a CHI is needed and financially viable, it may be considered, taking into account guidance in the revised National Planning Policy Framework (July 2018) It was noted also that Duncan Smith might be able to advise on this when he meets with NPTG on 25 September 2018.

**3.2 Feedback from/meeting with Duncan Smith.**

Duncan will review the Draft Neighbourhood Plan and will report back to NPTG at its meeting with him on 25 September 2018. Judy reported that Beth Huntley had taken Duncan on a tour of Bigbury and Ringmore as reflective of the topography of Charterlands. Whilst there was insufficient time to include Kingston Parish in the tour, he had gained an idea of the issues for the village. Duncan has held senior posts in other Authorities and has also significant experience of JLP process.

**4. New NPPF (issued August 2018).**

Noted that the new National Planning Policy Framework had in fact, been approved in July 2018. The key issue for Kingston is the requirement for new developments of 4 houses or more (formerly 10) to include 30% affordable homes. This is being added into draft policy in the Plan.

**5. JLP – South Hams District Council response to Inspectors' Advisory Note.**

*(Please note that the Inspectors' Advisory Note and the response from SHDC are now on the Neighbourhood Plan Website.)*

This was reviewed in detail and the following key points made. The SHDC letter dealt only with their responsibilities. The Inspectors' letter was addressed to all three authorities, identified as proposals/intentions. This was reviewed in detail and following key points made:-.

- 5.1 **Settlement Boundaries.** Proposal to commit to producing a subsequent DPD setting out Settlement Boundaries. Councils will set out a timetable for this in a revision to the local Development Scheme to be published in Autumn 2018.
- 5.2 **Local Green Space (LGS).** Proposal to remove LGS designations from the Policies Map and make consequential changes to Policies SPT11 and DEV29.
- 5.3 **AONB villages.** The Inspectors' requirement that the indicative allocations will be withdrawn from villages within the AONB is accepted.
- 5.4 **Next steps.** The Councils do not wish to make any choices, which result in a suspension of the examination and therefore wish to move rapidly to a consultation on a draft schedule of Main Modifications. The Councils will, therefore, produce a draft Schedule of Main Modifications. At the same time the Councils will produce an addendum to the Sustainability Proposal and to the Habitats Regulations Assessment and agree these with the Inspectors ahead of the consultation; and agree the Schedule and addendums (sic) by the end of September at the latest and to move to a consultation process commencing in late October/early November at the very latest. Duncan Smith is preparing a note for Neighbourhood Plan Groups on the implications for us. The draft Neighbourhood Plan is still at a stage, where amendments can be made. Action all: review the current draft prior to the meeting with Duncan.
6. **Grant tracking**  
 Judy noted Alan's circulated report in his absence, advising that there had been no claims on the grant since the last meeting. It was not yet clear whether the printing budget would remain within budget. It was noted that Lee Bray would submit invoices for preparation of the Plan's Basic Consultation Statement; work on amendments to the draft Regulation 14 plan; and advice on request thereafter. Action: Alan to confirm the current grant balance on return from leave.
7. **Regulation 14 Plan**
- 7.1 **Update.** The draft Plan had been submitted to KPC and Duncan Smith for comment. Merve Freeman had responded on behalf of KPC with a number of points, to which Judy had made a detailed written response. It was noted that KPC did not want to encourage the development of a car park in the village, due to cost and difficulty in finding the right location. It was recognised that, in reality, a car park would not solve parking problems as most residents and visitors would wish to park as close as possible to their homes/holiday lets. Noted that at present both Billy Mears and Richard Sanderson make their fields available on a voluntary basis for key village events. Agreed: this issue to be discussed further with KPC.
- 7.2 **Second home/holiday let count.**  
 The original 'walk about' survey of housing in the Parish had been reviewed by village volunteers, each focusing on a specific area, and most responses had been returned. These included details of the type, ownership and current name of each property. Pending final confirmation, the number of dwellings in the parish currently is 206. 21% of the properties are either holiday lets or second homes, which will support the proposed NP requirement for any new build to be main residence only.
- 7.3 **NP Glossary** This draft prepared by Alan was reviewed and it was agreed that statutory consultees should be included. Action: All to notify Alan of any additional entries, including any advised by Duncan Smith.
- 7.4 **KPC proposed amendments to the draft NP.** Judy and Dick were currently addressing questions and clarifications required by Councillors. It had been noted that the list of responses to open questions in the Questionnaire should go on the Website. Agreed: to

do so after ensuring that redactions were made to remove any comments that could identify the respondent, as confidentiality had been promised to residents.

**8. New housing need**

8.1 Jon Hardy has had discussions with the Planning officer concerned. The main issue appears to be the 'line of sight' to the church. It is not clear in the application that these two houses are intended to be low cost. The Parish Council responded 'no comment' to the application.

8.2 The ideal site would have 4 new affordable social housing units. Ideally, this would be achieved through a Community Housing Initiative or Community Land Trust and the development could include one open market low cost home. Action: it was agreed by all that communication should be re-established with the relevant landowner.

8.3 New business and employment remain key issues and there is a query as to how this relates to Kingston's farms, some of which may not remain viable as such but have numerous buildings available. Action: Judy to seek advice from Lee Bray as to the possibility of the redevelopment of farm buildings for residential purposes.

**9. Evidence tracking:** Flo has asked Sue Green to provide the records of recent traffic surveys for Kingston, which are not expected to show evidence that a 20mph limit would help. The issue is poor driving for the particular circumstances.

**10. Any Other Business**

None.

**11. Dates and venues of next meetings**

Thursday 11 October 2018, 7 p.m. Reading Room.

Thursday 8 November 2018, 7 p.m. Reading Room.