



[Kingston must retain its character as a Living country village](#)

Minutes of the meeting of the Neighbourhood Plan Task Group (NPTG) held on 7 March 2019 in Kingston Reading Room

1. Present

Judy Alloway, Richard Dalley, Rae Musk, Flo Watts, Alan Coleman-Smith (*NPTG members*); Mervyn Freeman (*Vice Chair of KPC*).

Apologies and declarations of interest.

There were no apologies and no new declarations of interest.

2. Minutes of last meeting.

The minutes of the February meeting were agreed as a correct record.

3. Matters arising

3.1 Judy has sought Duncan's advice on what needs to be included in the Plan appendices (eg a glossary) and whether the draft needs to be professionally designed at this stage, but he has not yet responded.

Action Judy.

3.2 Alan will pursue an external audit of the website as previously discussed.

Action Alan.

4. Grants

Mervyn confirmed that the extra £1,000 DCC Locality Grant has now been lodged in the KPC bank account to support development of the Plan.

The meeting recorded its thanks to Cllr Rufus Gilbert for his support in obtaining these further funds.

The budget position remains extremely tight. The current balance will get us through the consultation phase, but it will be a challenge to get through the referendum and completion with the funds that remain.

Possible source of further funds were discussed:

- (i) **KPC.** Mervyn reported that the PC has no spare money at present. There is a small possibility that some money may become available towards the end of the year, but this should not be relied upon.
- (ii) **Loan.** KPC might have the facility to take a short-term loan from SHDC.

- (iii) **Private donations.** Sue Green has sought advice from the DALC, who have confirmed that donations from private individuals may be accepted, provided that there is clearly no vested interest involved. Mervyn explained that the PC is unhappy with private donations because this approach might cause the integrity of the Plan to be questioned.

5. Regulation 14 Plan.

5.1 KPC met on 4 March to review the latest draft. Mervyn talked through the detailed queries and points that arose from the meeting (recorded separately).

All of these points were discussed in detail and a number of minor changes agreed.

Significant changes and outstanding actions are:

- (i) **POLICY KNP5.** KPC wish to ensure that there is adequate provision of housing for older people and to limit the building of larger houses. Possible changes to the wording of KNP5 Pt 2 were discussed, including reducing the permitted number of bedrooms from 3 to 2. **Action:** Judy to consult Duncan.
- (ii) **POLICY KNP6.** It was agreed that an additional point should be added (new pt 4):
'Where proposals for the replacement of existing dwellings by more than the number of dwellings to be demolished is approved, the additional properties will be subject to a planning condition or legal agreement to ensure occupancy as a principal residence'.
- (iii) **Farm buildings.** There should be no conversion of farm or rural buildings, except for business use, or holiday lets. It was agreed that the following paragraph should be inserted after p7.4 and before KNP14, to clarify this:
'Consents granted to farmers who applied for conversion to holiday accommodation specifically, would be subject to a condition limiting the use to holiday accommodation. If they subsequently wished to convert the holiday accommodation to general residential use then this would require separate planning permission and, if that change of use were deemed acceptable, a principal residence condition would apply'.
- (iv) **POLICY KNP11.** There is concern that motion sensors operating security lights might harm local bat populations. Pt 3 to be amended.
- (v) **Traffic survey.** Para 6.5 to be amended to make it clear that the traffic survey was undertaken by Devon Highways and not KPC.
- (vi) **Settlement boundary.** Para 3.2 to be amended to reference the source of the settlement boundary as the Saved Policy: *South Hams Local Plan Part 5: Modbury Area, Section M8 Kingston*, that remains in force for the time being as the statutory development plan for Kingston..

5.2 Action: Mervyn to report back on these discussions to KPC.

5.3 Action: Judy to make changes to the draft and circulate. All to respond with comments asap.

5.4 Action: Judy to circulate suggested additions/amendments for maps and photos. All to comment asap.

5.5 Action: Rae to undertake consistency / grammar check of finalised document, to be available in advance of next KPC meeting on 21st March.

6. Associated documents.

7.1 Action: Judy to finalise Statement of Consultation.

7. Any other business.

There was no further business.

8. Dates and venues of future meetings.

April 11 2019} 7 p.m. in The Reading Room.

May 9 2019 }