

MODBURY NEIGHBOURHOOD PLANNING GROUP (MNPNG)

Minutes of the meeting held on Wednesday 27th January 2016

20:15- 22:15, at the Exeter Inn

Present:

Ann Turner (AT) Chair, Barry White (BWh), Charlotte Rathbone (CR), Jon Sullivan (JS), Phil Jolly (PJ) Treasurer, Burda Gage (BG), Andy Rathbone (AR), Tim Bevan (TB), Lindsay Ward (LW) District Councillor, Trevor Ward (TW) Parish Councillor, Alison Wood (AW)

Apologies:

Brian Weeks, Roy Sims, Lynne Barnes, Chris Barnes, Mark Lawrence, Daniel Turner,

1. MINUTES OF LAST MEETING

Accuracy of the minutes was agreed. Members of the group expressed their appreciation to AW for taking and typing up the minutes.

2. MATTERS ARISING.

AT suggested that as Lindsay Ward, South Hams District Councillor, was in attendance to give feedback from the Planning for Housing conference, we should move this item to first on the agenda.

3. FEEDBACK FROM PLANNING FOR HOUSING CONFERENCE IN LONDON

LW explained that she will send the group links to the content of this conference she had attended in London which included presentations by Steve Quartermain, the Department for Communities and Local Government (DCLG) chief planner, the Planning Inspectorate and Planning Aid. She wanted to pass on to the group, some of what she had learned about other Neighbour Plan Groups and the sharing of good practice and advice. She made the following points:

- 10% of the population in Britain now live in areas covered by active Neighbourhood Plan Groups. A general trend was that groups had a low input from businesses.
- Leeds had several neighbourhood plans, that of Linton parish being a good example. Leeds also had a “data mill” council database. Wadebridge and Frome had completed Neighbourhood Plans, which might be useful to look at and/or visit. Woodstock in Oxford had examples of community build schemes
- Planning Aid provides free advice, although donations would be expected for more in-depth advice.
- London Boroughs had examples of ways of engaging with communities which, although different situations, might have some crossover to other Neighbourhood Plan areas.
- An Appendix of a Neighbourhood Plan could include previous plans, such as a Parish Plan and Village Design Statement.
- Neighbourhood Plans engaged students in projects which had relevance to their courses and were of mutual benefit.

- LW said there was a view that communities would gain from the process of developing Neighbourhood Plans, even if they were not fully completed. BG suggested (and others concurred) that it would not be seen by the community as a good journey if there was no fruition.
- AT Enquired about relationship between Neighbourhood Councils and local councils, and the weight Neighbourhood Plans had. LW said there had been instances of Neighbourhood Plans being used to turn around proposals by developers.
- AR Asked if there were examples of Neighbourhood Plans that had had not been accepted. LW said that, locally, Ugborough's plan had not been accepted and that they had had Neighbourhood Plan Group had decided themselves to revisit their questionnaires and evidence. AT Reinforced the need for our group to retain evidence of all consultations.
- LW Confirmed that a good evidence base and the need for Neighbourhood Plans to set out a vision was viewed as important by the inspectorate. AW suggested that the expectation of a vision before consultations and questionnaires would be prejudging the outcome. LW Agreed that it could be seen that way but that it was a vision modified over time as evidence was gathered. CR clarified that the process as one of gathering information and reframing.
- BG asked whether there was a deadline by when the Neighbourhood Plan had to be completed? AT reported her understanding that there was a process pathway which Neighbourhood Plans had to follow, but no definite timescale. Local Neighbourhood Plan Groups (NPGs) were finding it hard because of the lack of a clear timescale for completion of SHDC "Our Plan". This is needed to give NPGs an idea of housing nos in their Neighbourhood Plan areas. LW said that Neighbourhood Plans could be completed before "Our Plan" and then reviewed. AT said that it would be difficult as Neighbourhood Plans would either have to work using estimates or alternative scenarios. LW Explained that part of the reason for the extended time scale for SHDC "Our Plan" was that they were now working in co-operation with Plymouth, West Devon and Dartmoor National Park toward a joint housing plan which should benefit the whole region.
- Frustration was expressed about not knowing the housing numbers and whether Neighbourhood Plans would have any influence on this. LW stressed that it was important for the group to maintain communication with Phil Baker, Link Person for Neighbourhood Plans at SHDC. AT asked how housing numbers were arrived at. LW spoke of the need for Planning Officers to be clear in their communications. The hope was that numbers would be known in about 5 months. BG asked if Central Government dictated housing numbers. LW said that this was not the case but that Central Government reviewed the numbers submitted by local government.
- BG described how in her experience of observing planning investigations, plans needed to be very robust to have legal standing.

ACTION:

- AT thanked LW for coming to the meeting to share what she had learnt from the Planning Conference and asked if LW could take back some of our comments and feelings of scepticism to SHDC. AT also hoped LW would come to another meeting when the Neighbourhood Plan was further forward in the process.
- LW urged that the group keep in touch with Phil Baker, Link Person on SHDC, to maintain a view of the bigger picture.

4. FEEDBACK FROM TASK GROUPS.

AT thanked members of the groups for sending her e-mails updating her of their progress etc and apologised for not yet having had time to reply to them all.

Environment Group:

AR said he had chaired this group and it had been decided to divide the topic into 2 subgroups, Landscape and Energy/sustainability, with the following goals:

(i) Landscape

- To review the characteristics of sites around Modbury in order to create a provisional conceptual plan.
- To start a photograph catalogue of sites around Modbury with an invitation to all Modbury residents to contribute anything they felt worth preserving, with a short note giving reasons why.
- To consider problems such as flooding and light pollution.

(ii) Energy

- To consider ideas raised from consultations, e.g. wood fuel, composting, renewables, allotments, orchards - ways in which to make a community more resilient.
- Some members of the group will be attending the Regen (south West) conference on Feb 6th.
- AT mentioned the Devon Community Energy Accelerator Fund as a possible source of funding. This could be something to raise at the Regen meeting.

LW stated that collecting photographs was seen as good practice in the planning process. She also pointed to some useful work done on Resilient Cities which might have some cross over to local communities.

Transport Group

BWh gave feedback from the group. They had reviewed transport concerns from consultations and previous Parish Plans and found many issues raised had not been

addressed. Issues included safety around the school, lighting of pavements & footpaths, bypasses, traffic flow and management, e.g. with some one-way system.

Overlap evident with other groups included housing and community services. It may be, for example, useful to have statistics from the school about drop-off and pick-up figures by car.

AT and AW agreed to raise this at the Social & Community Facilities group meeting.

Highways is a County Council matter so liaison is required with Richard Hosking (County Councillor). BWh has been in touch with Cllr Hosking who has sent guidance re sources of relevant information.

Housing

JS summarised the meeting of this group:

- Phil Smith had attended and provided useful information on affordable housing.
- A provisional conceptual plan of the area had been made.
- Nigel Lee had also attended the meeting a suggested that the group might usefully consider the question, "What will Modbury look like in 2 years time?" (once the RA1 development has been completed) as a starting point, but we need to hold in mind that the aim is for a vision of development over the next 20 years.
- Different types of development were discussed, for example Community Land Trusts. LW said there were examples of different types of development in South Brent and Totnes.
- AT said there had been a lot of information given at a recent Housing Conference at Dartington which both she and CR had attended. Some of these ideas could be considered as possible options for Modbury.

Community Services and Facilities

- AW reported that she and AT had had a helpful initial meeting with Louise Kellick, Practice Manager at the Health Centre.
- Representatives from a range of community services and organisations have been invited to a meeting to raise awareness of the NP process and to gain insight into services as they are now, and their thoughts and hopes about the future. This meeting has been arranged for 2.30pm on Monday 8th February in the Memorial Hall (small meeting room). Those invited include Modbury School, Modbury Pre-School, Modbury Health Centre, St. George's Church, Modbury Caring, Modbury Society, Modbury Association for Recreation and Sport (MARS), Rock shop, Modbury Brownies, Modbury Scouts, Neighbourhood Police Service, Local Fire Service and Modbury Memorial Hall.

Others suggested that, in addition, it might be good to invite representatives from the Lunch Club and newly formed WI .

- AW said the support of other members of the NP group would be very welcome at this meeting.
- LW stated that there were probably a lot people living in Modbury who might not readily engage with the NP process and that it was important for us to consider how best to engage groups such as teenagers, young people and the elderly. It would be helpful to look at the ways other Neighbourhood plan Groups had approached this issue.

Communications

- Unfortunately noone from from the group was at the meeting to give feedback but RS, by e mail, highlighted the lack of a unified website for the town as a theme from consultations.
- AT enquired whether the Parish Council were working on the provision of a community website. TW informed the group that tenders had been put out for this work. BG advised that in the past , ownership of the website had been an issue. AT asked TW if he could update the group when outcome of tenders was known.

Business and Employment

- JS is the only member of this group because no interest has yet been expressed by Chamber of Trade or Breakfast Club members. Both these forums are aware of the Neighbourhood Planning process.
- AT suggested that an initial step could be to obtain more detail of the businesses currently trading in the Parish.
- There was discussion of the industrial estate, which seems busy and buzzing but perhaps isolated .
- AT and JS agreed to meet to begin by compiling a brief questionnaire which could be sent/dropped to local businesses to obtain a clearer picture of their activities.

ACTION:

AT requested that those leading the groups send updates of their progress, in summary form, either to her or DT, for uploading to the website. She noted that the Environment Group had already provided its summary and expressed her appreciation of this.

5. TREASURER'S REPORT

- PJ reported that there was no change to his report from the last meeting. The funds available remain £256.28 and this figure had now been confirmed by the Parish Clerk.

- AT enquired whether Parish Council had confirmed its budget for the NPG for the next year. TW reported that he thought this was the case and that it would be the same as last year.
- TB asked if the group were aware of possible funding from the Awards for All, Lottery Funding which could be used for community projects. AT thanked TB for this information as clearly more funds are going to be needed in the future.

ACTION:

PJ requested that members of the group let him know of any prospective expenditures, with a timescale. He confirmed that he was aware of the charge for the memorial hall for the upcoming Community Services and Facilities meeting.

5. ANY OTHER BUSINESS:

- AW raised a concern about the amount of work AT was doing, not only chairing the group but also admin and co-ordinating tasks, and suggested that thought should be given on how this work burden could be relieved.
- There was discussion that Totnes had a paid co-ordinator. LW explained that this was because Totnes was a much larger “plan” area. LW offered to look at whether she would be able to help from her resources.
- Funding was usually available for tangible, one off items rather than ongoing expenditure.

6. DATE OF NEXT MEETING:

WEDNESDAY 6th APRIL 8.15pm The Exeter Inn (back room)

