

## **MODBURY NEIGHBOURHOOD PLANNING GROUP (MNPG)**

**Minutes of the meeting held on Tuesday 19<sup>th</sup> July 2016 20:00- 22:00 in the meeting room at the Memorial Hall.**

**Present:** Ann Turner (AT) Chair, Barry White (BWh), Charlotte Rathbone (CR), Andy Rathbone (AR), Phil Smith (PS), Burda Gage (BG), Jeff Booth (JB), Jon Sullivan (JS), Mark Trewin (MT), Mark Lawrence (ML) (Parish Councillor), Brian Weeks (BWe), Alison Wood (AW) Minutes.

**Apologies:** Lynne Barnes, Chris Barnes, Phil Jolly, Roy Sims, Daniel Turner

### **1. MINUTES OF LAST MEETING AND MATTERS ARISING:**

- The draft minutes of the last meeting, which had been distributed by e-mail and at the meeting, were read by those who had attended and were agreed without amendment. AW will forward a copy to Parish Clerk for the information of the Parish Council.
- AT said she had been in contact with Alan Storah, SHDC Neighbourhood Plan Support Officer, who attended the last meeting. Alan asked that, now he is no longer in post, for us not to forward information/comments to him, but to wait for the new support officer to be appointed.

### **2. DISCUSSION OF JOINT LOCAL PLAN AND ASSOCIATED ACTIONS.**

- AT stated that a lot had happened since the last meeting of MNPG in June with the publication of the Joint Local Plan on 1<sup>st</sup> July.
- PS and AW had attended Joint Local Plan (JLP) Workshop on 6<sup>th</sup> July at The Watermark Centre in Ivybridge. PS had taken notes which had been presented to Parish Council Meeting on Monday 11<sup>th</sup> July and circulated to Neighbourhood Plan Group (NPG).
- AT circulated collated data from recent consultations and an overview report compiled by her and Neil Turner.
- ML stated that the minutes of the Parish Council Meeting were not out yet, but that a Public meeting was to be held to discuss the Joint Local Plan with local residents, next Tuesday 26<sup>th</sup> July at 8.30pm in the Memorial Hall chaired by Gary Streeter, MP. Leaflets about the meeting were to be distributed to every household within the next couple of days.
- ML also informed the meeting that the MNPG housing subgroup had met last week. One of the points noted in that meeting was that the potential extension of the site West of Palm Cross involved an area that could take more than the 80 dwellings so far identified, and there would be concern that the development could escalate.
- CR suggested that a Neighbourhood Plan could have impact on nature of any development, even if it was difficult to argue against the numbers.
- PS confirmed, that from the JLP workshop, it was made clear that there was a national strategy from Central Government to increase housing numbers. In order to be agreed NPs and JLP needed to be in accordance with this national strategy. Local plans and neighbourhood plans could influence control on where houses were built and the nature of that development.
- CR reaffirmed the understanding that it was now for the Parish Council to report to South Hams District Council (SHDC), on the local response to the potential sites, at the end of the 6 week consultation period.
- PS spoke of the difficulty of phasing-in/pacing developments once a site has been purchased by a developer, suggesting that perhaps smaller potential sites would naturally slow the rate of development.

## 2. DISCUSSION OF JOINT LOCAL PLAN AND ASSOCIATED ACTIONS. (Continued)

- BWe asked about the clarification of the integrating of JLP and NP.
- PS said that, from the JLP workshop, the latest agreed plan (whether it was a JLP or NP) would take precedent.
- BWe raised the point that the maps of proposed sites could be confusing and unclear to people. There were 2 maps on SHDC website.
- AT said that one of the maps included sites which had been offered for possible development and had been analysed by SHDC, many of these sites were assessed as not being suitable e.g. because of poor access etc. Whereas, the sites on the map included within the JLP were sites which had been assessed as being viable.
- PS said that the consultation was a chance to raise any objections, but he suggested that objections should be considered in a constructive way. At the workshop, SHDC had stated that they wanted to listen to communities,
- BWe expressed that it was a short time scale for the Parish Council to communicate with residents.
- AT asked if it was appropriate to put forward Neighbourhood Plans information at the Parish Council Meeting next week.
- ML enquired whether there was enough information from NPG consultations.
- AT said it would be good for people to see how the NPG was working under the auspices of the Parish Council and fitted into the process.
- BWe said it would be important for the meeting to have clear maps of the potential sites.
- CR offered that she could provide copies of the maps (that she had previously prepared for consultation events) for use at the public meeting.
- ML explained that the Parish Council were arranging the meeting, but emphasised that it would not be the place for councillors to offer their opinions. Lindsay Ward (District Councillor) was attending and would be able to provide the facts about the Joint Local Plan.
- CR said that it would be good for people at the meeting to know the themes and possibilities about developments e.g. Community Land Trust. Housing need not be a horror.
- BG concurred that the seeds should be sown, regarding the choices the community could make about types of housing.
- JB said one question would be how the notion of phasing development could be fed into SHDC Local Plan.
- AR said as a landscape architect, he considered that the site analyses by SHDC were good. However with a big site, it was important to think about other things that could be done in that space, in addition to housing E.g. Biomass generator, play areas, community orchards.
- ML pointed out that the map of potential sites for Modbury was identified as a “mixed site” and the Neighbourhood Plan could consider employment opportunities.
- AT said it would be also important to clarify what role SHDC had in developing employment.
- PS said that, at the JLP Workshop, expansion of Langage Industrial estate in Plympton was discussed one type of employment opportunity.
- BG said that, in her experience, SHDC did not have mechanism to draw in employment.
- ML stated that RA1 development included a hectare of employment land.

## 2. DISCUSSION OF JOINT LOCAL PLAN AND ASSOCIATED ACTIONS. (Continued)

- The meeting discussed: further types of housing, the pros and cons of smaller sites being used - which would perhaps ensure phased development (but with less than 10 houses there was no requirement to include social housing), the need for sustainable affordable housing, housing for older people and supported living, the role of covenants.
- AT returned to the question of what the role the NPG would have, if any, at the Public Meeting.
- PS said he felt it would be important for someone to be able to answer questions.
- ML said there was a need for transparency and to show that it was clear peoples' opinions were being heard.
- PS expressed that, for such meetings to go well, preparation was key.
- AT said she would be happy to be at the meeting to answer any questions about how NPGs functioned and about the progress of MNPG. She asked if anyone else from the group would volunteer to join her.
- PS said he would only be prepared to be in the position of answering questions if the people leading the meeting met up beforehand to prepare and discuss the format of the meeting.
- **ACTION:** AT said she would try to arrange a preparation meeting for Monday evening (25<sup>th</sup>)

**ACTION:** AT asked if each subgroup could forward her bullet point summaries of their progress and information by Sunday (24<sup>th</sup> July) evening.

## 3. QUESTIONNAIRE:

- AT informed that Lynne and Chris Barnes had indicated previously that they would be willing to draft the questionnaire. However, as they were not at the meeting (due to illness), AT would e-mail Lynne to confirm that this was still the case. Alan Stroh had e-mailed examples of questionnaires which AT had circulated to the group, via e-mail.
- ML expressed that it would be important to get the questionnaire distributed in September for the results to be available to inform the JLP formal consultation in October.
- **ACTION:** AT suggested that, if Lynne confirms her willingness to draft the questionnaire, then it would seem appropriate for each task group to forward their themes and possible questions to be included, directly to Lynne.
- ML asked if the online "Survey Monkey" would be used.
- AT advised that for, two reasons, this might not be suitable: 1. Cost, 2. With "Survey Monkey" it is not possible to preclude the possibility of one person completing several questionnaires. The data entry and analysis of the questionnaire would be something that would be commissioned and paid for out of allocated funds.

#### **4. TREASURER'S REPORT:**

- There was no formal report as Phil Jolly (Treasurer) was away on holiday.
- ML confirmed that the Locality Fund Grant, which had been applied for, has been agreed - a sum of £4,270.00 for the period from 1<sup>st</sup> July to 31<sup>st</sup> December 2016

#### **5. ANY OTHER BUSINESS:**

- MT raised the point that, in searching for the MNPG website, the first item that comes up is the Parish Council's website.
- ML thought this was because the Parish Council's website receives more hits but will discuss this matter with the Parish Clerk.
- ML gave various members of the group leaflets about the Public Meeting for them to deliver around the town.
- AW asked the meeting for the group members' thoughts on providing the school with some token of appreciation of the input of their ideas for the Neighbourhood Plan. This was discussed and it was felt that at this stage it would be appropriate to keep the school up to date with the progress of the Neighbourhood Plan and how their information is being used. However, once the plan is completed, some more formal expression of appreciation could be considered.

MEETING CLOSED AT 22.15

#### **DATE OF NEXT MEETING:**

**WEDNESDAY 24<sup>TH</sup> AUGUST 8PM IN THE MEMORIAL HALL MEETING ROOM.**

AW 07.16