

MODBURY NEIGHBOURHOOD PLANNING GROUP (MNPNG)

Final and amended Minutes of the meeting held on Tuesday July 11th 2017 7pm in Memorial Hall Meeting Room

Present: Core Members: Ann Turner (AT) Chair, Charlotte Rathbone (CR), Andy Rathbone (AR), Mark Trewin (MT), Mark Lawrence, Alison Wood (AW) Minutes

Co-opted members: Rosemary Parker (RP), Nicky Crawford, Phil Smith (PS), Jeff Booth (JB), Nicky Shepley (Parish Councillor),

Apologies: Jon Sullivan, Lynne Barnes, Chris Barnes, Phil Jolly, Burda Gage

Before meeting commenced AW asked if all in attending agreed to her recording the proceedings in order to facilitate accurate minutes. She also apologised to Nicky Shepley for not having not including her in e-mail contact list.

1 .DECLARATION OF INTERESTS.

AT informed the meeting that the discussion of the Neighbourhood Plan Update would include discussion regarding sites.

There were no declaration of interests

2. MINUTES OF LAST MEETING AND MATTERS ARISING:

The actions from the last meeting were discussed

- a) Regarding the Vision Statement (2a) AT said she had tweaked the Vision Statement as discussed at last meeting and had forwarded it to independent planner, Lee Bray, making it clear that the group may wish to revise it further as the NP develops.
- b) As agreed (2b) Ann T had circulated examples of completed Neighbourhood Plans (NPs)
- c) Regarding statement to describe good design that is in keeping with the town but modern and innovative (2d). AR had produced a statement that encapsulates this, and the statement has been incorporated into housing objectives being forwarded to Lee Bray.
- d) Regarding (2e) meeting with DCC Highways Dept. Ann T. explained that Bernard Taylor (chair of the Parish Council) was in the process of arranging such a meeting.

ACTION: AW agreed that she would follow this up with Bernard

- e) Regarding (2f) meeting with Modbury Association of Recreation and Sports (MARS) representatives to discuss relationship of Open Spaces, Sport and Recreation (OSSR).

ACTION: AT, CR and AW have arranged meeting for 12th July.

- f) Regarding (2g) AT and JB had met with members of the PL21 Transition Initiative (sustainability group) and will feedback later in the meeting.
- g) Regarding (6e) Subgroup objectives and priorities being forwarded to AT, for submission to Lee Bray for inclusion in the draft NP. This was in progress.
- h) Regarding (6f) land assessments of potential sites. CR has completed and circulated these to the group.
- i) Regarding 7b settlement boundary

ACTION: CR to draw a draft settlement Boundary to submit to the Parish Council

- j) The minutes of the meeting of the 06.06.17 were agreed as an accurate record. Thanks was noted to AW for producing the minutes. AW to forward to Sacha Hagar, Parish Clerk, for the information of the Parish Council and to Daniel Turner, website manager in order for them to be uploaded onto website.

3. NEIGHBOURHOOD PLAN UPDATE:

a) Environment and Sustainability

- I. AT and JB had met with Katie Reville and another representative from the PL21 transition Town Initiative. It was a valuable meeting. The MNPG, for a nominal fee of £1, was able to join the PL21 Transition Group. This will provide the MNPG with up to date information regarding projects in the PL21 area. As Modbury has a relatively small population this may provide impetus and support for sustainability initiatives taken on by the community.
- II. AT and JB had also attended a Community Energy and Sustainability event, where there were presentations by Yealm Community Energy Group and Regen among others.
- III. AT described how sustainability was theme that would run through the NP, with exemplar energy efficient developments being encouraged. Some projects may be identified as community actions but will be referenced in the NP.
- IV. It was noted that the school is now keen to have an audit of its energy use, which would help model energy efficient behaviour. AT also reported that another positive step had been the opening of the school kitchen garden, which had been designed by CR and the funding for which had been sourced by Daniel Turner when he was a Parish Councillor.

b) Affordable housing

- I. PS reported that he had been in contact with Kate Baker from Devon and Cornwall Housing (DCH), who had informed him that some DCH housing on RA1 (Palm Cross) site had been handed over. These homes were available through Devon Home Choice and Help to Buy South West. The closing date had now passed for the first houses released. However PS has asked for future releases to be forwarded to him. A notice can then be put in the "Modbury Messenger", to raise awareness of the availability of affordable housing in the local community and the need for people to register with Devon Home Choice people to be in a position to bid for the properties .
PS said he was keeping Bernard Taylor (Chair of PC) in the loop regarding affordable housing.

c) Bio diversity

NC explained that the arrival of data from Devon Wild Life trust was imminent.

CR suggested that there might be a stage at which involving local ecologists would add to the data

ACTION: NC to forward data to AT for inclusion in draft NP

d) Historic Environment

ACTION: MT to compile list of historic buildings which might have potential for regeneration /alternative use

e) Business and employment

- I. AT reported that there had been a disappointingly low return of the business and employment questionnaires. 10 questionnaires had been returned which represents a small proportion of businesses in the parish. The questionnaire had been made available both as paper copies and on line. They had been distributed through Chamber of Trade and delivery by hand to shops in the centre of Modbury and businesses on the New Mills industrial estate. It was difficult to know what else could have been done to engage the business community in NP process and what the lack of interest signifies.

3. NEIGHBOURHOOD PLAN UPDATE

e) Business and employment (continued)

- II. (See Appendix A for Business and Employment Results Summary) **which** states as part of its conclusion, “The small return of completed questionnaires does not provide sufficient information from which to draw clear conclusions regarding the consensus views of the business community on ways of sustaining and developing Modbury as a business base for the future. Neither does it allow for assessment of the interest and capacity of the Modbury business community to provide employment and work experience for young local people, or to meet the needs of the increased population associated with the housing development programme to 2034.”
- II. It was noted that finding a comprehensive list of local businesses had not been easy. The Tourist Information centre (TIC) had the best list available. Although not necessarily part of NP remit, it would be positive promotion of Modbury and its businesses to have a list which could be kept updated.
- III. Regarding the feasibility / usefulness of work hubs.
ACTION: *Jon Sullivan to feedback information about the Work Hub in Totnes.*

f) SITES.

- I. AT to circulate information from recent meeting of housing sub group.
- II. AT has been in contact with David Parkes (SHDC) Community Housing Fund. He remains interested in looking at affordable housing project in Modbury. The plan is for him to visit Modbury again and visit potential sites.

ACTION: *David Parkes (SHDC, community housing Fund) meeting with Bernard Taylor (Chair of PC), At, CR, ML and PS on Thursday 20th July at 14.30.*
- III. There was discussion about whether specific sites should be included in the Draft Neighbourhood Plan.
In response to Draft Joint Local Plan the NPG had recommended the following sites to be considered by the Parish Council, making a choice of 2 out of the 3 sites.
Part of site H (west of Palm Cross Green) Sites B (South of Dartmouth Road) and Site C (East of Ayleston Park).
These sites were discussed at the Public Meeting arranged by Parish Council in April (2017), and subsequently the Parish Council chose sites B and C to be included in their submitted formal response to the Draft JLP.
The NPG site recommendations to the PC had been decided with clear rationale following both formal and informal consultations. Factors taken into account included landscape assessments and issues such as characteristic size and distribution of developments over the years, social integration, and ease of access to services and businesses in the centre of Modbury.
MNPG to seek advice of Lee Bray (independent planner) regarding the inclusion of specific sites in draft NP.
If the JLP, when it is submitted, includes sites other than B & C, then as an “emerging” NP the JLP sites could be challenged at the public examination and inspection stage.

3. NEIGHBOURHOOD PLAN UPDATE (f) SITES (continued)

- IV. In considering what would follow if sites B & C were not in JLP, there was discussion about whether land that developers have options on is registered by the Land Registry for public information.

ACTION: NS agreed to ask Sacha Hagar (Parish Clerk) if she could find out from the Land Registry whether they have records of land on which developers have options.

- V. MT raised the point that some of the land on which there may be options, may form part of an historic parkland (e.g. former Deer Park)

ACTION: MT agreed to look into the process of registering such land and its statutory status.

- VI. PS asked about SHDC land in Galpin Street, which David Parkes SHDC had mentioned. AT said she had had enquiries and concerns raised about this land. AT clarified that it was the small triangle of steep land to West of Galpin Street adjacent to Millennium meadow, not viable for any development but had been earmarked as a community orchard being a natural extension to Millennium meadow.

4. TIMESCALE

- a) PS referred to the Development Programme which he had drawn up for the NP and indicated that if the draft NP was ready by the end of July, the earliest date for NP to be in place would be March 2018. The Draft NP has to be agreed by NPG and then approved by PC.
- b) NS informed the meeting that the PC does not meet in August.
- c) ML suggested that it would be realistic for the Draft NP to be agreed by NPG and ready to put to PC for their meeting in September.
- d) PS agreed to update the Development Programme accordingly i.e. September Draft Plan in place moving earliest date for NP to be in place as April next year.
- e) AT thanked PS for his work on the timescale.

5. TREASURER'S REPORT.

- a) Phil Jolly (treasurer) has informed the group by e-mail that there is no report as such this month as there have been no further payments made since the last meeting. Website manager, Dan Turner's 11th invoice will be paid this week and Lee Bray is carrying forward the small amount he could have billed for June to July.
- b) Phil also said that he had heard from Dan that he has very generously offered to continue maintaining the website on a voluntary basis after his contract ends on 12th July. Phil has reported this to the Parish Council and thanked Dan for all his work on behalf of the NPG. The meeting concurred with the thanks to Dan for his work to date and his agreeing to continue on a voluntary basis.

6. ANY OTHER BUSINESS.

- a) AR asked the group to raise awareness of co-car initiative which he had publicised in the last Modbury messenger and encouraged members of the group to sign up to this sustainability project and encourage others to do so.
- b) AT spoke of checking regarding whether there would be a recharging point for electric cars in Modbury.
- c) ML informed the group that BBC Spotlight news programme would be reporting on the planned flood amelioration work to be carried out in the Town.

7. DATE AND TIME OF NEXT MEETING

Tuesday 15th August 7pm in Meeting Room of Memorial Hall.

Meeting closed 21:00 hr

AW 07.17

MNP BUSINESS AND EMPLOYMENT QUESTIONNAIRE, 2017

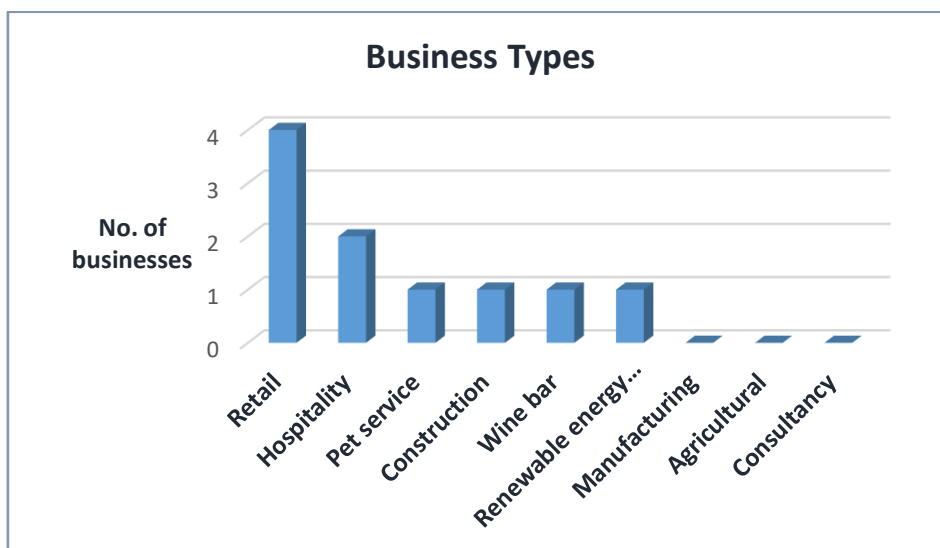
RESULTS SUMMARY

The Modbury Neighbourhood Plan Business and Employment Questionnaire was designed to collect data on the number, range, location and customer bases of Modbury-based businesses, with a view to obtaining the opinions of the business community on ways of sustaining and developing Modbury-based businesses for the future and to assess their interest and capacity to provide employment and work experience, particularly for young local people and for the increase in population anticipated with the housing development programme to 2034.

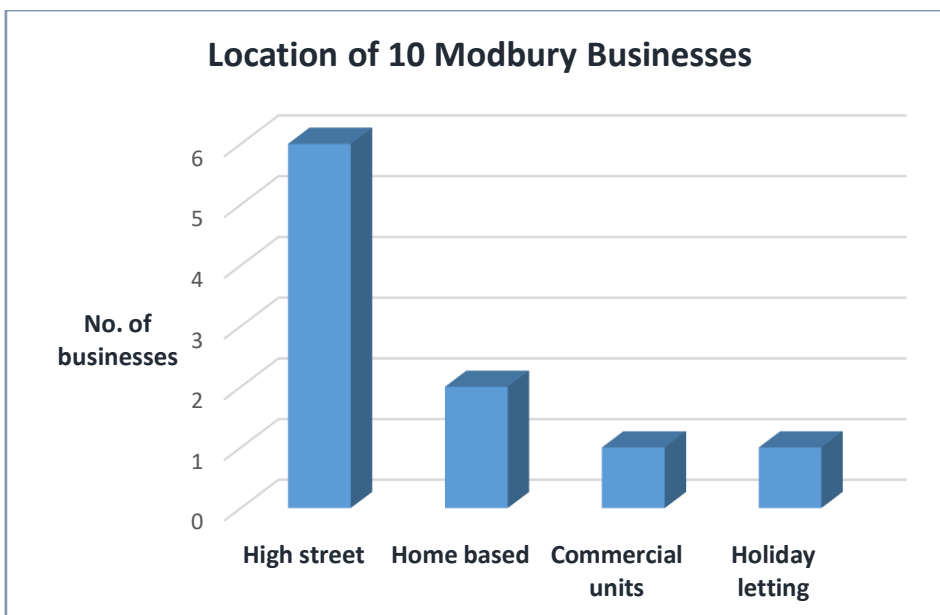
Only 10 completed questionnaires were returned, 7 from one-person self-employed businesses and 3 from businesses employing part-time staff. None of these businesses was employing staff for seasonal work or work experience.

A. QUANTITATIVE DATA

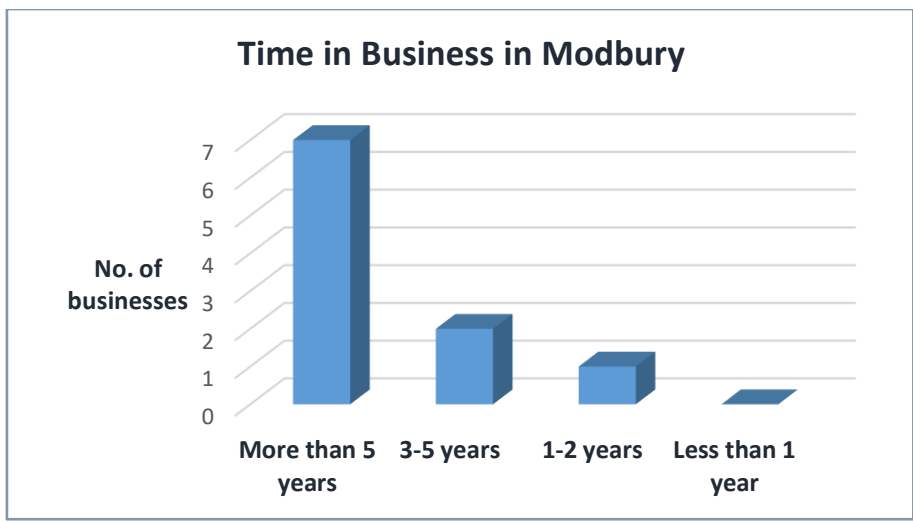
Q1. Type of business



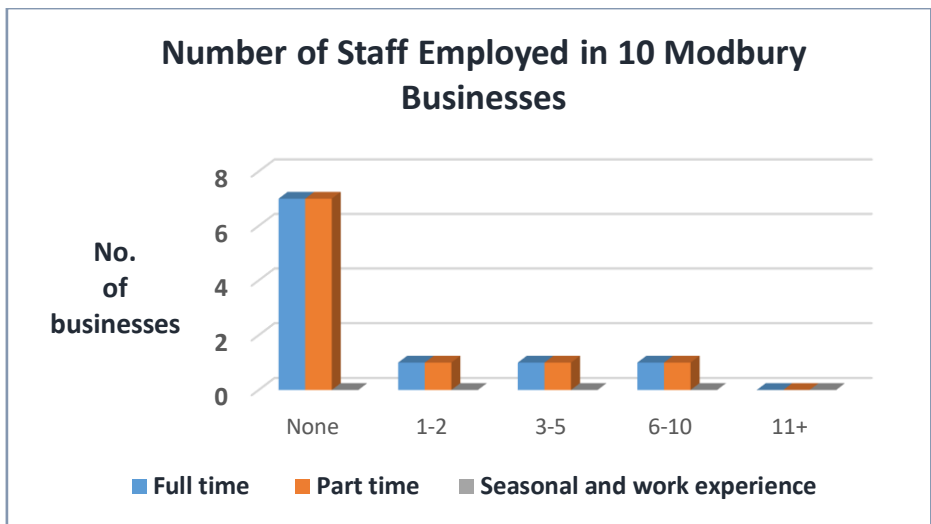
Q2. Location of business



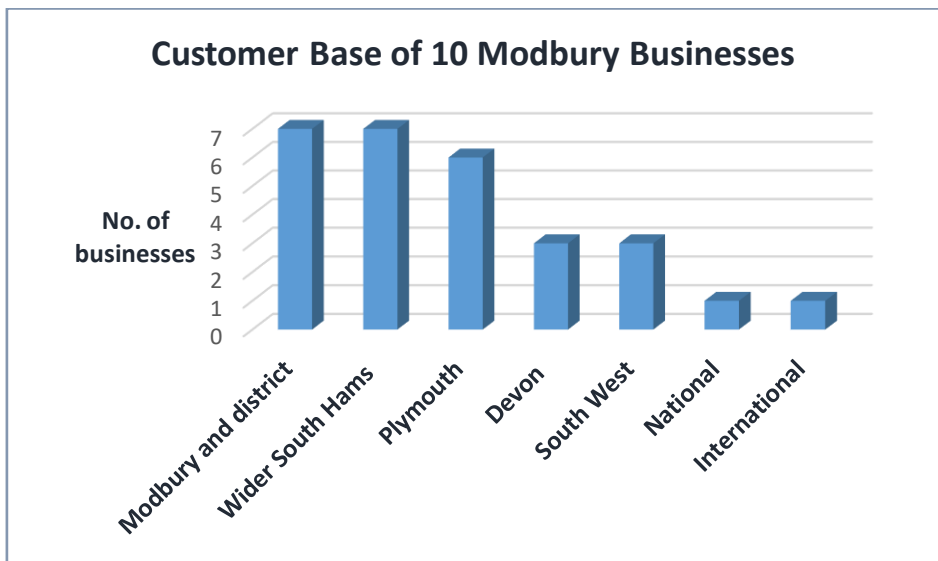
Q3. Length of time in business in Modbury



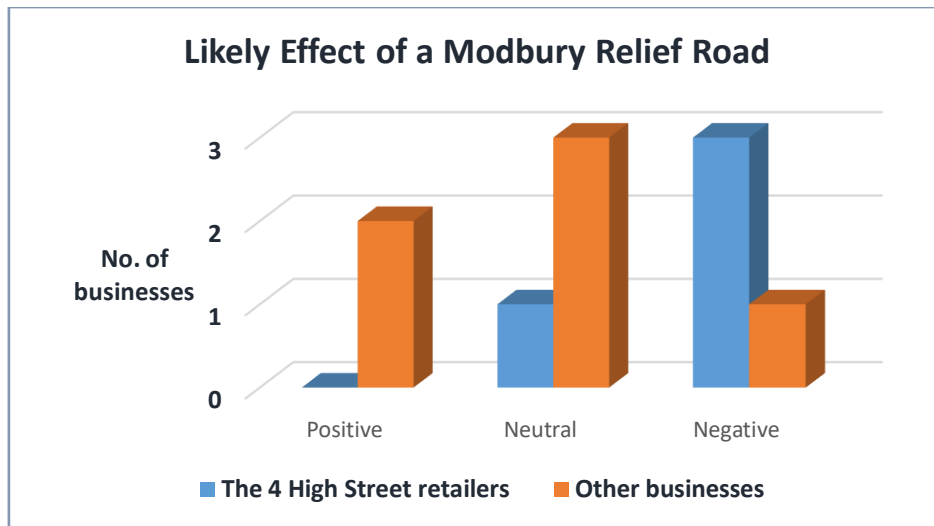
Q4. Number of staff employed



Q5. Customer base of Modbury businesses



Q9. Effect of a Modbury Bypass



Q10. Have you ever offered apprenticeships/work experience to local people?

Yes: 2 No: 8

Q11.1 Would your business be interested in taking on an intern in the future?

Yes: 2 No: 8

Q11.2 Would you like to be involved in the development of the internship programme?

Yes: 2 No: 8

B. COMMENTS

Q6. What are the main advantages of having a business in Modbury?

- This is where the holiday cottage (business) is located.
- Short commute, lovely location and clients.
- No direct competitors; good amenities; live and work within community; good local network of industry based businesses.
- Being part of the community
- You can buy almost anything in Modbury. This makes it an interesting town for people to visit for a day out. It is also a very attractive town with good pubs and cafes to get something to eat
- Personally, I have a 2 minute commute. Customers are local, or visitors that return each year. Therefore we have customer loyalty. Modbury has a certain quaintness that visitors like.
- Good transport links to Plymouth and A38/South Hams. Peaceful and attractive part of the South Hams. Pleasant and helpful local community. Local amenities/shops and cafes etc.
- Attractive town. A quite affluent section of the town.

Q7. What are the main challenges of running a business in Modbury?

- I live 350 miles to the north in Cumbria (holiday let).
- House Prices
- Access to services such as printing facilities
- Constant pressure from added taxes, business rates, VAT, PAYE, tax
- Parking-or lack of! So many people complain of the cost. We are increasingly expecting free parking in this country, so having to pay a hefty amount deters people. People tend to drive straight through as inadequate parking signs. Now the bank is closing, particularly in the summer will cause problems.

- Giving directions to clients travelling from further afield. Occasional congestion on A379. Poor broadband connection/general issues with internet.
- Lack of parking. Size - too small.

Q8. What do you think would help to sustain or develop your business in the future?

- Additional marketing is always needed.
- Advertising the services that I would like to grow.
- A Bank!!! Continued networking with other businesses.
- More local support
- Lower car parking charges, as in Ashburton
- Cheaper, better parking. More shops. A leisure centre with swimming pool and gym. This would bring more people into Modbury. On the same line... a Waitrose!!
- Improvements to broadband services.
- 1 hour parking along Church Street. More quality individual shops. An additional event to bring people to Modbury.

Q12. How would you like to see the Modbury business community develop in the future?

- The TIC and Chamber of Commerce seem to be doing a great job in promoting Modbury and its environs.
- Have specific industry events
- More camaraderie with all the businesses
- Provision for workshops, units etc at affordable prices to encourage small and individual businesses.
- Promote green and sustainable developments - eg community energy schemes. Improve links with young, local people- ie university/college links.

C. SUMMARY AND CONCLUSIONS

- i. Key comments regarding dealing with challenges, sustainability and future development mentioned needs for the following:
 - A banking facility (following the closure of Lloyds bank).
 - Networking with other businesses.
 - Improved broadband/internet connections.
 - Improved car parking. - This was a particular concern for high street retailers.
 - Reduced business rates and tax.
- ii. There was little support overall for a Modbury relief road. None of the High Street retailers thought that a Modbury by-pass would have a positive effect on their business.
- iii. There does not appear to be a definitive list of Modbury based businesses. The 34 listed by the TIC on www.visitmodbury.co.uk/businesses is not exhaustive and not up-to-date at the time of writing. Additional Modbury based businesses are advertised in the Messenger and elsewhere. The overall return of completed questionnaires is therefore likely to be less than 25%.
- iv. The small return of completed questionnaires does not provide sufficient information from which to draw clear conclusions regarding the consensus views of the business community on ways of sustaining and developing Modbury as a business base for the future. Neither does it allow for assessment of the interest and capacity of the Modbury business community to provide employment and work experience for young local people, or to meet the needs of the increased population associated with the housing development programme to 2034.
- v. No seasonal or work experience was offered by any of the respondents. Only 2 businesses had ever offered apprenticeships/work experience to local people; only 2 expressed an interest in taking on an intern in the future and only 2 expressed an interest in being involved in the development of an internship programme.