

Minutes of Totnes Neighbourhood Plan Steering Group Wednesday 21st December Totnes, 7pm – 8.30pm

Present – Chris Balch, John Birch, Mary Coughlan-Clarke, Jacqi Hodgson, Mary Popham , Peter Rees, Tony Whitty, Andy Garner

Apologises- John Green

Chair - Paul Bennett

Task/Issues	Detail
Minutes of last meeting	<ul style="list-style-type: none"> • Approved Matters arising: Website actions to be completed Energy material sent to James Shorten for policies
Joint Local Plan	<ul style="list-style-type: none"> • Extensive discussion of the South Hams T3 Council Motion and its debate which originated from work of members of the Steering Group, councillors and public action • “ This council appreciates support from the Councils officers to consider the Market Square in Totnes as a non-designated heritage asset and further the Council supports the work being done to designate Leechwell Gardens as a public open space. For this reason, the two areas will remain in the Local Plan. Further , the Grove school site and all the remaining sites in the Totnes central area will be removed” • The motion was passed • An amendment was sought to delete 70 allocation however on officers recommendation the indicative allocation of 70 would remain at present • As this was unachievable further work was required. • John Birch had written to officers about the undercounting of the ATMOS 37 and this had be submitted previously by the Steering Group in its feedback • Neighbourhood Plan was agreeing a statement about T3 to be included in the JLP with Graham Swiss. Important that as the JLP planning guidance was likely to be more strategic • John Birch had asked a question of the Full Council about discussions about development in T3 or any part of it. • The answer was no however this had been incorrect as Councillor Hicks, a planner and developer had met re general opportunities on carpark sites across South Hams. • Issue of second homes • South Hams approved policy that supports neighbourhood plans if they wish to include policies on principal residence such as St Ives. If people can't buy in Dartmouth, Salcombe etc they may move to Totnes. • The issue of second homes is not currently comparable in Totnes with only an estimated 2.6% second/holiday homes though 7.8%

	<p>are vacant. Further discussion required on the implication both for and against a policy though it should be based on facts and informed local opinion</p> <ul style="list-style-type: none"> • There was a brief discussion of the opportunity for a 20 mile per hour limit for the neighbourhoods in the town
NP – Next Stage	<ul style="list-style-type: none"> • The publication of the JLP was expected on 8th March • This would not be subject to consultation though it would receive comments and on the basis of these the Inspector could agree to public hearings • It was likely that it would be available some weeks previously • The Neighbourhood Plan must be compliant with Strategic Policy therefore it must comply with both existing policy and emerging plan. • Drafting would run alongside but revisions would need to be made based on JLP submitted for inspection and changes which might be made. • Action-evidence from the NP to inform the process and be submitted as evidence. The Housing paper was particularly important to balance any challenge from developers.
Budget Proposal	<ul style="list-style-type: none"> • Mary Coughlan-Clarke presented the budget proposal due to the JLP delay from Oct 16 until 8th March 2017. This has a knock on effect to the NP • The NP must comply with JLP & its currently unknown policies, before 6 weeks pre-submission consultation • The projected underspend on budget due to the JLP delay cannot be vired to 17/18 financial year • Project co-ordination and consultation is needed until referendum. Timetable is reliant on SHDC, post submission • Public reaction to T3 has required extensive time to manage and ensure continued relationship with SHDC & town • NP Review of JLP responses & local co-ordination produced clear evidence to support arguments to resolve T3 issues • Discussion on speeding timetable with the conclusion this is not possible. • The majority of funds for the work to date had been sourced through grants with the Town council funding a third. • Agreed that the cost of the expert volunteer time devoted to the Plan could not be underestimated and should be valued in excess of £100k • Action -Agreed that the budget should be further reviewed and submitted to the Council
AOB	<ul style="list-style-type: none"> • Linden Homes application for a further 8 homes had been refused • Papers on Character and Landscape assessment from Plymouth were circulated. This work would provide evidence to support the unique historical landscape setting of Totnes and character of the four quarters.

	<ul style="list-style-type: none"> The future of Parkers Barn was raised as Devon County had put this up for sale. It was agreed that it should be built into the plan as had been envisaged. <p>Action -Further assurance to be sought for the site to provide social housing and link access route to Linden homes away from St Johns school.</p>
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Task/Issues	Detail
Date of next meeting	January 25th 2017, 7pm, Guildhall