

Neighbourhood Plan (NP) Steering Group meeting Tuesday 15th December 2020 at 10.00am via Zoom

Present: Cllr S Kingdom (SK), Cllr I Crawford (IC), M Steart (MS), P Smith (PM) and Mr D Jury (DJ)
Mrs V Woodhouse, Executive Officer (EO)

Apologies

Apologies were received from J Gulliver (JG), I Capon and L Kimberly

Review of Draft Neighbourhood Plan

Members were informed that the working group that had been appointed to review and progress the draft Neighbourhood Plan would like to present its work to date for comments from the Steering Group.

IC expressed the need to summarise JG's points and was happy to take that forward, he informed the group that he had not been able to progress due to personal circumstances, but the plan should be looking at light rail and a tram on the Tarka Trail/A39 and the need for more connectivity.

It was noted from the working group that MS would lead the update to the Steering Group. MS explained that the working group had been tasked to review the draft Neighbourhood Plan and how it would be taken forward, there had been good collaborative working and a significant amount of progress made. MS expressed the need for the Steering Group and Parish Council to comment on the progress so far before moving any further forward. MS reminded the group that it is a development plan and there are some specific outcomes identified, the work so far is the working group's interpretation of the survey data so really needs to be endorsed by the Steering Group. MS informed the group that the SWOT analysis has been re-evaluated and the working group require feedback on that, zones have been identified along with strategic objectives and deliverables, as a result of the deliverables the group has identified possible development land/strategic sites to deliver the project outcomes.

MS explained that he had informed the Cllrs on the Steering Group and members of the working group but it does need to be formally acknowledged that some of the sites identified include land that he has received instruction on from a client, such as the land at Chilpark, and therefore he does have a vested interest, however, the working group agreed that there had been a conscious decision from all those involved to identify the right sites to provide the deliverables for example through the survey data it has been identified that Yelland would like some sort of "community hub" a possible site has been identified along with a development site to deliver this hub and agreed by all members of the working group.

The Steering Group understood and thanked MS for his honesty and declaration of the conflict of interest, the group would like to be as inclusive as possible and felt that MS had expertise to help deliver the plan, however, it was conscious that the interest would need to be addressed and discussed how this could be achieved.

It was expressed that the Steering Group and in turn Parish Council would need to decide whether it supported the sites identified by the group prior to public consultation and strongly reiterated that it was important for all those involved to support any

proposed sites as they are being put forward on behalf of the Parish and not individuals, it was agreed that the same opportunity should be provide to other developers, agents, and members of the public the same opportunity to put sites forward for consideration. It was agreed that this would be important to ensure fairness and transparency.

MS continued with the progress that had been made and explained that green infrastructure had been reviewed to take account of climate change and the group had identified possible land for solar farms, wind turbines etc. Policies had been developed to protect the estuary boundary and biodiversity.

The group asked for constructive feedback on the progress to date as so far this is the working group's interpretation of the survey data and there are some contentious points in the draft plan. MS reiterated that if the plan does not show any development it wont be adopted and there is no point in producing a Neighbourhood Development Plan.

SK felt that the input of Cllrs at this stage was vital and asked about the inclusion of Passivhaus.

It was noted that Passivhaus is a brand but the proposed policy CP05 does relate to 0% carbon standards and sustainable development.

IC did not feel that the draft was ready to be circulated to Cllrs yet as he had not had chance to incorporate the transport aspect.

SK asked about the inclusion of Zebra crossings which residents had asked for in the past. It was noted that any inclusions in the plan would need to be evidenced, highways are the responsibility of DCC and a more appropriate objective might be to continued discussions with DCC about improvements to the highway. It was felt that part of green infrastructure is connectivity which should be investigated further.

DJ suggested that the PC seek out opinions to improve connectivity and include zebra crossings, however inclusion of items such as this in the plan should be broad and not specific.

MS explained that the working group requires input on the vision statement which the group has pulled together from the information available. Objectives need to satisfy the themes and the policies need to be simple and achievable, where items are identified that cannot be included as policy these can form action plans for the PC to deliver.

There was strong support from the Steering Group that the draft presented to the meeting by the working group should be circulated to Cllrs for review at this point. IC requested that he be given some time to create a submission in response to JG's comments and in relation to transportation to be circulated alongside the draft plan. It was agreed for the Executive Officer and MS to draft an email to be sent to all Cllrs on Friday 18th December to include the submission from IC.

Members considered the progress that had been made in obtaining maps from the consultants and it was agreed that there was no requirement for further maps. The Steering Group was asked to consider the consultant's involvement and position going forward, it was noted that the consultants had been paid in full to produce the initial draft which the group had received and reviewed. The Steering Group was in agreement that the group could work on the draft produced to a final document and it was agreed to recommend to Full Council that the consultants are thanked for their work to date and the Steering Group be approved to take the draft forward.

MS reiterated his interest – the Steering Group felt that his input and experience is important, but the same opportunity needs to be given to others through consultation, it was noted that MS had tried to act as impartial as possible and the working group further noted that he had always listened to views and comments and never tried to push sites through. PS stated that he has challenged MS on some inclusions and MS has listened, there have been a lot of discussions amongst the working group on which sites to include and the sites proposed are supported by all members of the group – it was agreed that it would be vital that other agents and developers are given the same opportunity to identify sites and comment on the sites proposed but it is important to show those sites (if supported by the Parish Council) as a starting point which have been identified through consultation responses. It was noted that before presenting the sites through consultation it is important that the Steering Group and Parish Council support the sites identified.

The Steering Group agreed that at this point the draft document should be presented to the Parish Council in Part B and as a confidential document as the Cllrs would need to support the draft as a Parish Council document and comments from Cllrs could alter the content.

Meeting ended at 11.45am.