

KINGSTON PARISH COUNCIL MEETING

Held on 20th September 2018 at 1930hrs in The Reading Room, Kingston

DRAFT MINUTES

PRESENT	Cllr Eve White	Cllr Flo Watts
	Cllr Merv Freeman	Cllr Heather Summer-Nutting
	Cllr Alison Lewis	
APOLOGIES	Cllr Sally Richardson	Cllr Hayley Swain
	SHDC Cllr Beth Huntley	
IN ATTENDANCE	DCC Cllr Rufus Gilbert	Parish Clerk Sue Green

090.18	Apologies: - Cllr Richardson and Swaine. SHDC Cllr Beth Huntley	
091.18	Declarations of Interest In accordance with the Code of Conduct, members were invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may in items to be considered at this meeting. Members are also reminded that any change to their Declaration of Interests must be notified to the Parish Clerk within 28 days of the change Declaration of Interests: Cllr Freeman and White Allotments (Personnel)	
092.18	Open Forum: Cllr White welcomed Parishioners <u>VPLtd Planning Application Planning Application 4068/17/OPA</u> approximately 12 to 15 parishioners attended the KPC Open Forum to state their objections, concerns and disappointment that VPLtd have re-advertised their planning permission for 11 dwellings. Parishioners highlighted that very little had changed for the better in the re-advertised plans, the unsatisfactory access through Westentown have not been changed, Cllr White confirmed that it is Highways decision that the entrance to VPLtd would have to be through Westentown. Parishioners continued to say that the extra traffic with already tractors, lorries, delivery vans and everyday traffic is increasing through the village, severe damage has already occurred to a resident's cottage at the junction turning off from The Plains into the main street of the village. It was also stated if the development went ahead, construction lorries are a concern, Cllr Watts stated any construction lorries would travel straight ahead at Four Cross and enter the development site by the top field gate. Parishioners maintain and strongly feel the dwellings proposed do not meet the village needs also that once an Outlining Planning Permission is granted it could be altered, Cllr Freeman confirmed this to be true. Parishioners asked if VPLtd application would come under the Kingston Neighbourhood Plan, Cllr Watts confirmed it would not as the KNP has not been finalised. Parishioners ask KPC to take their concerns and considerations into account when under discussion in the following evening's business. Cllr Freeman gave assurance their views will be taken into consideration. Cllr White thanked the parishioners for sharing their views and attending the Open Forum with further explaining parishioners are welcome to remain in the meeting as observers but are not permitted to take part during the business section of the meeting which now follows.	
093.18	Minutes of Previous Meetings – Minutes of Meeting Thursday 19 th July 2018 approved and signed as a true record.	
094.18	Devon County Councillor's Report: Cllr Gilbert reported <u>Highways</u> – a meeting took place with KPC Cllr Watts and Clerk Sue Green and Devon Highways Adam Keay outside the Dolphin Inn to discuss parishioners concerns of traffic travelling "through" the pub. Cllr Gilbert and AK noted that the front door to the pub leads directly onto the road that patrons would need to cross to gain access to the pub garden directly opposite. Cllr Watts' highlighted that too much traffic is created by people looking for the pub car park. Church and Reading Room users all use this road as access. Some cars are Electric therefore no warning of approach. AK stated for KPC to place a road traffic order for traffic restrictions it would be an exorbitant cost. AK advised that a SHDC Annual Permit could be purchased at a reasonable cost for approximately 5 events per year, this can be applied for at the beginning of the year but specific dates of events need to be supplied. After further discussion Cllr Gilbert and AK agreed that at Four Cross the Dolphin sign should be directed straight ahead to the Pub. It was also suggested to KPC that the aged "sandwich board" Child/Slow signs at the perimeters of the pub should be renewed. Cllr Gilbert advised KPC to purchase 4, to be placed one on each side of the road and on each approach to The Dolphin. Cllr Gilbert stated that grants may be available if required for the safety signs. AK confirmed that it would be in order for KPC to put their own village sign at Four Cross to direct traffic straight ahead to the Church and Reading Room. AK also confirmed that a Child/Slow sign could be placed in the main village street, but signs of this nature would need to be placed with the land owner's permission. KPC thanked Cllr Gilbert and AK for their advice and support. <u>Scams</u> - Emphasis was put on the serious crime of Scams, £10 million is lost in the nation as a whole. Numerous scams are being reported both by being received by the post and by electronic means. Cllr Gilbert strongly advised KPC to ensure that the message is being put over to parishioner to give support where it is needed, especially to the elderly and the young. KPC confirmed that support is given both by posters, newsletter and listening to parishioners worries. Cllr White thanked Cllr Gilbert for his reports and support.	
095.18	SHDC Report: Cllr Huntley's submitted apologies	

096.18	Correspondence: (General List Circulated): 1.SHDC Council Tax Referendum 2019/20 All Noted 2. Police & Crime Comm. Survey Crmwal & Devon Merge All Noted 3. SHDC Devon Home Choice Training 18 th October Cllr Swain booked in to attend. All Noted 4.Sunday Nov 11 th Centenary Anniversary All Noted 5. Royal Mail – Scam Information - put in Newsletter All Noted	-
097.18	Kingston Local Lettings Plan: Clerk reported Cllr Swain will attend at SHDC a seminar with Home Choice on 18/010/18	
098.18	Neighbourhood Development Plan: - 1. Judy Alloway reported <u>Approval for Draft KNPTG</u> - Cllrs confirmed to JA receiving the copy of the KNP in its first draft format and thanking JA for answering their e-mailed questions. JA confirmed that after KPC have made any alterations the Draft Plan it will then go to SHDC to then be submitted to the Independent Inspectors Board. KNPTG will be having a meeting with SHDC Neighbourhood Plan Advisor, Duncan Smith for further advice next week. JA highlighted that once the KNP has been approved, it will underpin any future Planning Applications, that the Planning Dept will have to refer to the KNP for any future Planning Applications. Cllr Freeman stated the Draft Plan must be studied and scrutinised closely. Following further discussion including topics of land being ear marked for possible Car Parking and Work Shops for local employment, Cllr Lewis suggested after Duncan Smiths report has been received, that as there are still many questions to ask regarding the NP, an informal briefing secession should be held, Cllr Watts offered her house as the venue. All agreed and thanked Cllr Watts. Suggested date of Saturday 6 th Oct. Clerk to action. Cllr Freeman thanked JA and the KNPTG once again for the continued support and hard work put into the Kingston Neighbourhood Plan. KPC – Cllr Watts Nothing to report.	
099.18	Finance: Opening Balance Current Account Total £20,074.11 Less Set Aside £15,936.00 Less September Outgoing to be Authorised £ 629.35 Plus August VAT to be claimed £ 1,844.60 KPC Balance to be left in Hand £ 5,353.36 Business Account £ 1,835.76 Payments to be Authorised Clerks Wages September 2018 £ 273.80 Clerk Heating & Broadband September 2018 £ 15.00 Clerk Office File Containers £ 26.97 Marquee Small - Deposit Refund Evans £ 50.00 Marquee Large - Deposit Refund Dewar £ 80.00 Marquee Large – Deposit Donation to RR £ 20.00 A White 5 x Pound Grass Cutting April-July £ 100.00 PCS Printing Newsletter Sep Direct Debit £ 63.58 Also to be Noted Payment to be Authorised NJC Plumbing RR Revival Heating Drain £ 420.00 SHDC Playground Inspection £ 240.00 Following Payments cheques raised authorised by KPC. See minute Items 114.17 & 177.18.02 Lee Bray Parish Plan Inv No KNP 0006 £ 281.25 FW Jarvis Electrics 1 st Inv RR Ceiling Project £3345.60 FW Jarvis Electrics 2 nd Inv RR Ceiling Project £3345.60 S Ebsworth Elm Bld 1 st Inv RR Ceiling Project £4046.40 S Ebsworth Elm Bld 2 nd Inv RR Ceiling Project £4046.40 S Ebsworth Elm Bld 3 rd Inv RR Ceiling Project £3583.00 FW Jarvis Electrics 2 nd Inv RR Ceiling Project £2591.03 Payments Received Big Lottery Grant Reading Room Revival £9718.00 DCC 2018/19 Invest in Devon Grant £1500.00 SHDC 2 nd Half Annual Precept £3050.00 Marquee Large Hire & Deposit £ 150.00 VAT 01-07-18 to 31-07-18 £1248.78 Newsletter Advertiser £ 48.00 Newsletter Advertiser £ 45.00 Dolphin Inn Donation to Plygrd Maintenance £ 270.00 Also to be noted Payment Received Lance's Beetle Drive Donation to Playground £ 92.00	

Cont'd Finance 099.18	Set Aside Current A/c at 20/09/18	£	
	Allotment	581.00	
	Marquee	633.00	
	Marquee Deposits	00.00	
	Neighbour Watch	104.00	
	3 rd Groundwork Grant N'hood Plan	3059.75	
	RR Committee Ceiling Donation	7000.00	
	Big Lottery RR revival Grant Balance	4289.00	
	KPC Playground Maintenance Donations	270.00	
	Total	15,936.75	
099.18.01	Internet Banking: Clerk reported for KPC internet banking Cllr signatories will need to action. All noted		
100.18	Fixed Asset Register: Cllr White reported updating of the Register has been actioned by adding the playground Double Swing. All Noted		
101.18	Grants: - See Item 094.18.		
102.18	TAP Funding: - Clerk reported all money now received from SHDC TAP funding towards the RR Ceiling Project. When project is completed KPC to forward further thanks to SHDC for their support and to also publicise. All Noted		
103.18	Standing Orders: Cllr White reported examination of the latest NALC publication of the SO with the Clerk. The KPC SO has now been updated by the following item: - SO Item 17 (d) (ii) altered from reading "Section 1" to read "Section 2". SO Item 21 and 15 (b) (ix) and SO Item 18 (c) – Not applicable. All noted.		
104.18	Highways: Cllr Watts reported <u>Wonwell Turning Circle</u> has been confirmed by DCC Highways Adam Keay still to be actioned. <u>Kingston Four X</u> request to review Pub/Church/RR traffic. Cllr Watts proposed, following Cllr Gilbert's report, (See Item 094.18) that KPC should purchase and place a road sign for the Church and Reading Room at Four Cross pointing to the direct route to the two venues. Cllr White seconded. All Agreed. <u>Children at play sign.</u> See item 094.18		
105.18	Clerks Report: - I DALC's next meeting is on Wed 26 th September 2018 2pm. Cllr Richardson has given apologies. Clerk to submit report to All noted.		
106.18	Marquee: Cllr Freeman confirmed all bookings have now been completed; the marquee is now packed away for the winter. The Gable Ends may need to be replaced. Funds are available in the Set Aside. All Noted		
107.18	Training: - Clerk reported New Cllr Training 29 th November 2018 6.30pm Exeter to be attended by Cllr Summer-Nutting. All Noted		
108.18	KEG: - Cllr Swain e-mailed report to say the Kingston Fun Day run by KEG on behalf of the KPC was a very successful event. Funds were raised which roll on to help finance next year's event also £200.00 has been donated to the re-started KYPA (Kingston Young Peoples Association). KPC again pass on their thanks to Cllr Swain and all of KEG for organising the Fun Day. All noted		
109.18	<p>Reports: 1. Planning Cllr Freeman reported. 2350/18/HHO – Ruddocks Barn, Ground & 1st Floor internal alterations – No Update 2351-18/LBC – Ruddocks Barn, Ground floor internal alterations - No Update 1703/18/FUL - Higher Gabberwell House — No Update 3965/17/OPA Sanderson's Field - Refused 0671/18/FUL Hardy – 0671/18/FUL – No update 2641/18/ARC Higher Townsend Prk. Application for approval of details reserved by condition 3 (Drainage Details) of planning consent 4241/17/FUL. Discharge of decision Approved 1854/18/TCA Tree Works Application – Britannia Cottage. Application received after July KPC meeting. Response sent to SHDC by 31/08/18. SHDC decision returned with – Grant of Conditional Consent 4068/17/OPA VPLtd - Re-Advertised (Revised Plans & Description) Outline Application. Cllr Freeman reported the VPLtd Re-advertised Planning Application has now been studied by all KPC Cllrs. Further discussion followed in depth to the type of 11 number of houses proposed to being built, local needs not being met, concerns by AoNB, the extra footpath being intrusive on the agriculture land, road access not suitable and parishioners views (see above item 092.18) taken into consideration. Cllr Freeman proposed objection, seconded by Cllr White. Unanimously Agreed. Supporting documentation to KPC with extra documentation of Objection attached. Cllr Freeman requested to contact Cllr Huntley to ask her to ensure this Planning Application is presented to the Development Management Committee. Clerk to action. All noted.</p> <p>2 Recreation Ground Sub Committee: Cllr Lewis reported one fence post on the perimeter of the Junior Playground is noted in the Allianz report as in need of repair at the base of the post. Cllr Freeman noted and will action. All Noted.</p> <p>3. Allotments: Cllr Summer-Nutting reported all well at the Allotments. Richard Gulliford to be contacted to ask if the Saturday Field and the Recreational Ground hedge for a quote for cutting back.</p> <p>4 Reading Room: Cllr Freeman reported the Ceiling Project is going fast forward, the ceiling and lighting has been successfully actioned by the excellent local contractors and finishing on schedule. All agreed a transformation has taken place in the RR. KPC passed thanks on to the contractors and all concerned in taking this project forward. Next to be actioned is the sound system,</p>		

Cont'd Reports 110.18	<p>curtains and various other items. Chairs have been replaced after being collected by Kingston volunteers, from the Sparkwell village hall who kindly donated the chairs. All Noted.</p> <p>5. Street Furniture: Cllr Freeman reported DCC Highways will be topping up the Salt Bins ready for winter. All Noted.</p> <p>6 Footpaths: Cllr White reported Footpath 3 leading from Headless (Lonesome Pine) to Wonwell Farm Lane has a broken gate. DCC have confirmed to action repair. All Noted.</p> <p>7 Tree Wardens Report: Cllr White reported that Ash Die Back is still being monitored, this does not necessarily effect all Ash Trees. All noted</p> <p>8.Kingston Church: - Cllr White reported</p> <p><u>Open Church Day</u> - The Friends held an Open Church Day which was successful. The Friends involvement and contribution to the Church is considerable and very much valued.</p> <p>Harvest Supper will be held on Saturday 6th October at 6.30 for 7pm. Inclusive tickets for £10.</p> <p>Remembrance Day Service - 2018 BiKiRy will be at Kingston. A volunteer trumpeter for the Last Post has come forward. All Noted</p>	
110.18	Date of Next Meeting: Thursday 18th October 2018 from 7.30 pm.	
	Closure of Meeting:- 9.30 pm	



Recommendations of Kingston Parish Council
Added Documentation of Objection to SHDC of:-

Planning Application Re-advertised (Revised Plans and Description) No 4068/17/OPA
At Vicarage Park, Land North of Westentown, Kingston, TQ7 4LU

Reasons of KPC Objections remain the same as previous Documentation dated 18th January and Documentation dated 15th March 2018 with the following further objections to the Re-advertised (Revised Plans and Description) Plan App 4068/17/OPA

1. Local Needs

- a. KPC maintain that this application plan for 11 no. of dwellings does not meet local needs. KPC have identified a possible need for 6 houses in the next 10 years, that to endure the building of 11 or more to fulfil the need is detrimental to the AoNB and the Heritage Coast. The extra traffic on the single track unclassified road from Seven stones through the village will cause further problems.

2. AoNB

- a. Having regard to the siting, scale and massing of the proposed development and its visual prominence in this sensitive location, the proposed development would fail to conserve the landscape and scenic beauty of this part of the South Devon (AoNB) Area of Outstanding Natural Beauty and will fail to maintain the character and distinctive landscape of this area of undeveloped Heritage Coast. As such the development is contrary to Policies CS9 and DP2 of the South Hams Local Development Framework, Policies DEV23, DEV25 and DEV27 of the emerging Plymouth and South West Devon Joint Local Plan and the National Planning Policy Framework, in particular paragraphs 115 and 116 (172 and 173 from January 2019).
- b. We note that the inspectors' post hearing advice note which SHDC have subsequently agreed to now suggests that sites within the AoNB should be deleted as housing allocations unless clear evidence is available that they should be included. We agree that there is no clear evidence for additional housing in Kingston except to help meet the local housing need (possible 6 properties in the next 10 years as shown in the Kingston Housing Needs Survey of 2017).

3. Access and Footpaths

- a. KPC believe that this re-advertised Outline planning application with alterations to existing access road contradicts with Policy Dev31 of the Plymouth and South West Devon Joint Local Plan, specifically points 1,2,5,8 and 10 (please see attached document) and that the original site access proposal would have a lesser impact with reference to this policy.
- b. The original VPLtd proposal allowed minimum impact on the centre of the village, whereas the new proposed access would bring all additional traffic into the heart of the village
- c. This new proposal is causing great concern to the residents of Westentown where the new proposed access road will be running through, particularly as there are young families with children at play on the common ground areas.
- d. It is also noted that further information and report is still being waited on from Guinness Trust Housing Association, who own Westentown, as to ownership of the grassed areas affected by the proposed change of access.

Name (not signature) ...*Sue Green*..... Date 27th September 2018

Sue Green – Kingston Parish Clerk

Old Stack – 1 Chapel Row – Kingston – Kingsbridge – Devon – TQ7 4PJ

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Policy DEV31

Specific provisions relating to transport

Development will be required to contribute positively to the achievement of a high quality, effective and safe transport system in the Plan Area which promotes sustainable transport choices and facilitates sustainable growth. Development proposals should therefore, where appropriate:

1. Consider the impact of development on the wider transport network.
2. Provide safe and satisfactory traffic movement and vehicular access to and within the site.
3. Ensure sufficient provision and management of car parking in order to protect the amenity of surrounding residential areas and ensure safety of the highway network.
4. Limit / control the overall level of car parking provision at employment, retail and other destination locations.
5. Provide for high quality, safe and convenient facilities for walking, cycling, public transport and zero emission vehicles.
6. Mitigate the environmental impacts of transport including air quality and noise pollution.
7. Incorporate travel planning, including Personalised Travel Planning (PTP), which helps to maximise the use of sustainable transport in relation to the travel demands generated by the development and limit the impact of the development on the road network.
8. Ensure that access and infrastructure delivered as part of the development meets the need for walking, cycling and public transport connectivity both within the development and in the wider area alongside supporting place-shaping objectives.
9. Contribute to meeting the wider strategic transport infrastructure needs generated by the cumulative impact of development in the area.
10. Locate new homes in locations that can enable safe, secure walking, cycling and public transport access to local services and amenities.



6.107 As the population of the Plan Area grows so too will the demand for travel. The scale of growth necessitates major infrastructure investments to provide greater real travel choices with more reliable journey times, across all modes of transport alongside smarter choices measures to encourage people to try those alternatives.

6.108 In accordance with the National Planning Policy Framework the transport proposals supporting this plan are being developed such that the system is balanced in favour of sustainable travel giving people a real choice about how they travel with consideration being given to both the physical transport infrastructure needed to deliver a high quality, effective and safe transport system and the complementary behavioural change schemes.