

## Harberton Parish Neighbourhood Plan (HNP)

MINUTES Meeting of the Steering Group

7.00pm, Thursday 21<sup>st</sup> April 2016 Harbertonford CE Primary School

**Present:** Cllr Geoff Broom, Cllr Ginny Davidson, Shona Duncan, Anton Fitzpatrick, Sally Lougher, Cllr Nuala McDonnell, Dennis Smith, Cllr Charlie Wynne

**Harberton Parish Councillors Present:** Geoff Broom, Nick Williams

**Public:** 0

**HNP Steering Group Apologies:** Roger Hands, Peter Kirkham, Alex Williams, Peter Beamish, David Camp, Jane Hutchinson, John Hockings, Steve Hockings, Gwen Janes, George Waite.

**Secretary:** Cat Radford

### Agenda

1. **Apologies** – were received as above.
  - 1.1 **Record of two consecutive meetings missed** It was agreed not to continue to record Julian Holland's absence from meetings and welcome him back to the steering group should he wish to return in future.
  2. **New members to the steering group**  
Shona Duncan was nominated, seconded and re-elected to the steering group.
  3. **Consider approval of minutes of the last meeting**  
It was **AGREED** to sign the minutes as an accurate record.
  4. **Actions from minutes not included elsewhere on the agenda**  
Legal advice on the final draft Nuala had compiled a list of barristers to approach and had prepared a document of all policy statements for review, receipt of actual quotes is on-going.  
Introduction Text Nuala had forwarded amended text to Charlie to publish on the website.  
Land Opposite Harbertonford CE School It was reported that the land owner continues to be opposed to any development on the site opposite the school.
  5. **Discuss Draft Neighbourhood Plan with Parish Councillors**  
Parish Councillors had received links to the most recent draft of the Neighbourhood Plan and were invited to give comment on each chapter in turn.
- 5.1 Introduction**
- Suggest bullet points in introduction are brought to the opening.
  - It was suggested that the statistic box should be included in the introduction
  - It was suggest to amend wording to 'a range of high level services available in the town a long with a mainline railway station and a bus hub'. **Action:** Geoff to send wording to Charlie.
  - Councillors were sceptical about the likelihood of the creation of a South Hams National Park, it was noted that it was an aspiration of local residents which should be reflected in the plan regardless.
- 5.2 Housing**
- Geoff Broom declared an interest.
- The District Councillor had suggested that the District Council's Local Plan 'Our Plan' housing figures are coming out in May. It was discussed whether to publish estimates for housing numbers within the HNP as it was likely that this may go to referendum before 'Our Plan' was finalised. It was agreed that the density should be specified rather than the actual number of houses, suggesting that each site should have 10% amenity space and space for gardens and parking. However, it was suggested that that proposed numbers are put in the appendices as a density estimates.
  - It was proposed that there should be a paragraph at the top of this chapter that says these are potential sites for development, and not sites that have been confirmed for development.
  - **It was AGREED** Policy H4 (good quality design) would include a further bullet point 'v: A minimum of 2 off street car parking spaces be created per household'.
  - **It was AGREED** that there should be a policy to mitigate flooding and to prevent increase of flooding in the surrounding area. Specific wording was not agreed but it was agreed that it should include reference to a requirement that that expert advice had been sought and taken. It was suggested that this policy should be placed under 'Location Development'.
  - **It was AGREED** that Policy H3 (redundant farm building conversion) should be linked to policy E1 (conversion of redundant stone or cob buildings) by way of a footnote.
  - It was noted that there was a repetition in the third paragraph in 'Background' of 'located in Harberton Parish' that should be removed.

### **Affordable Housing**

- **It was AGREED** to remove the Affordable Housing appendix.

### **Flood Zones and Warning Areas**

- It was noted that the flood map shown in the appendix needs updating.

### **5.3 Sustainable Energy**

- **It was AGREED** to change wording to 'subject to adherence to Historic England guidance' on policy SE2 (installation of solar panels).
- **It was AGREED** that there should be reference made linking policies HE5 (archaeological assessment) and SE3 (solar farms on brownfield sites).
- **It was AGREED** to add 'will only generate waste produced on site' to policy SE8 (anaerobic digesters).

### **5.3 Social Amenities**

- **It was AGREED** to remove first paragraph introducing the chapter.
- **It was AGREED** to add 'including a Harbourne Trail' to Policy SA4 (establishment of permissive footpaths).
- **It was AGREED** to redraft the opening 'Greenlanes and Tranquility' paragraph to remove reference to 'impassable' and to open with a comment about the importance of the amenity to the community.

### **5.4 Environment**

- **It was AGREED** to change Heritage policy reference codes to HE to distinguish from housing reference codes.
- It was noted that some policies were not included in the draft circulated to councillors which had now been included on the website.
- It was commented that some poetic language within the text may not be relevant. Some committee members believed this use reflected comments received from the public when describing the area.
- It was AGREED to include reference to South Hams National Park in policy L3 (inclusion in the AONB).

### **5.6 Economy**

- It was noted that policy numbers need to be re-sequenced.
- It was suggested that the tourism chapter should include new policies to build on the local tourism offer to encourage provision of additional accommodation, such as B&B and self-catering, to create conditions for increase in tourism. This could include reference to enhanced tourist information to bring people into the parish for events such as the arts festival and attractions such as a Harbourne Trail.

### **5.7 Transport**

- It was commented that wording in first paragraph under 'speed limit' should be changed from 'no speed restrictions' to 'national speed limit'.
- **It was AGREED** to amend policy T2i (suggested speed limit on the south of the Parish) from 'Brockhill's to 'Englebourne Junction' and to amend 'Hernafor Junction' to 'North Park junction'.
- It was suggested to remove reference to 'Devon Strategic Network'

### **5.8 Overall comments**

- It was commented that the side menu on the website should be consistent with current plan chapters.
- It was suggested that the plan be accompanied by a compendium of appendices that include reference to source material in the same order that they are referenced plan policies. **It was AGREED** that working groups compile these research materials and references.

6. **Review proposed format for 'Have We Got It Right' leaflet and agree next steps** Charlie tabled a sample 'Have we got it right?' leaflet for the housing chapter. It was suggested to put a 'next steps' statement within, referencing the referendum. Charlie agreed to table a further draft to the next meeting of the HNP.

7. **Grant Funding** – Not discussed.

8. **Any other business** - None

9. **Confirm date of next meeting** 7pm Thursday 26<sup>th</sup> May 2016