

Harberton Parish Neighbourhood Plan (HNP)

Meeting of the Steering Group

7.00pm, Thursday 9th June 2016 Harbertonford CE Primary School

MINUTES

In attendance: Ginny Davidson, Peter Kirkham, Sally Lougher, Stanley Oldfield, Nuala McDonnell, Alan Storah, Charlie Wynne (notes)

Apologies: Shona Duncan, Anton Fitzpatrick, Roger Hands, Cat Radford, Dennis Smith, Alex Williams

1. **Apologies** were received as above.
- 1.1 **Record of two consecutive meetings missed** It was noted that Roger Hands and Alex Williams have missed two consecutive meetings.
2. **New members to the steering group.** Stanley Oldfield was elected to the steering group.
3. **Consider approval of minutes of the last meeting** It was agreed to sign the minutes of the meeting of 21st April 2016 as an accurate record.
4. **Actions from minutes not included elsewhere on the agenda**
Legal advice on the final draft It was reported that this was still in process.
5. **Review draft Neighbourhood Plan chapters with Alan Storah, specialist planning advisor as appointed by South Hams District Council**

It was reported with Alan Storah on Thursday 26th May to receive his comments on the housing chapter. Members of the steering group had received copies of the notes of that meeting for information and were asked if they'd like to make any comments on those notes. No comments were made.

Alan Storah was invited to make comment on the Housing, Sustainable Energy and Social Amenities chapters, notes below. **It was AGREED** that the Steering Group will produce a revised draft for circulation and discussion before the next meeting.

Alan reiterated his role is as a 'critical friend'; his advice is offered to help the committee through the Neighbourhood Planning process, however it is up to the committee to agree whether the suggested changes are made.

Housing Chapter

- Once priorities of sites has been written, add to Follaton House. This site would need to be agreed with Totnes and Dartington.
- Need – tends to be local and would leave people without housing...

Sustainable Energy Chapter:

Policy SE1: provided that such projects are supported by those residents likely to suffer adverse effects as a result of the applications, if any.

Alan suggested there may be a problem with part of Policy SE1. Following extensive discussion, highlighting the House of commons Written Statement (HCWS42) Department for communities and Local Government. 18th June 2015 and associated statement by Amber Rudd on the same day: "*Local people have the final say*". It was suggested that this policy should be checked by a legal advisor before passing this to the inspector.

Policy SE2:

- Need to distinguish between non listed and listed and conservation areas and separate these out.
- Reference to adherence to **most recent** English Heritage Guidance – need to look at what is included and whether there is any advice on how to include their advice in the policy.

Policy SE3: Add wording (underlined in bold)

"The installation of solar farms on brown field sites and contaminated land may be acceptable, subject to compliance with policy SE1. In view of the wealth of local archaeological evidence, this Plan requires that any application for a solar farm provides a full geophysical survey of the site by an accredited archaeologist followed by any further investigations recommended by the County Archaeologist."

Policy SE5: Add wording (underlined in bold)

*"In the interests of air safety and security, this Plan adopts the **most recent** Civil Aviation Authority's..."*

BioFuel p23: Amend wording (see strike through in bold)

"The valley woodlands can supply a modest contribution of wood, either for individual wood burning stoves or for ~~industrial~~ farm scale digesters."

Policy SE6: This is an aspiration, not a policy

Policy SE7: Exchange the word **encouraged** to **supported**

Social Amenities Chapter

Policy SA1: Land north of the primary school site [see Appendix 2] will be safeguarded from development to allow for future expansion of education use. Has this been checked with the Executive Head of the School? Review this at a future meeting.

Policy SA2: Within the village centres, improvements to and expansion of retail and leisure activities will be supported, including changes of use and additional uses of existing buildings and land. Further discussion needed, as this could depend on the application of other policies.

6. **Receive any comments on 'Have we got it right?' leaflet.** Based on advice from Alan Storah, this item was postponed until the Draft Plan has been revised.
7. **Any other business**
It was agreed that a further meeting would be arranged with Alan Storah during working hours to which Nuala, Ginny and Peter would attend in order to discuss the next chapters in the Neighbourhood Plan.
8. **Confirm date of next meeting.** Thursday 30th June 2016, Harberton Parish Hall.