

Harberton Parish Neighbourhood Plan (HNP)

Meeting of the Steering Group

7.00pm, Thursday 30th June 2016 Harberton Parish Hall

Minutes

In attendance: Roger Hands, Nuala McDonnell, Stanley Oldfield, Dennis Smith, Charlie Wynne

Apologies: Ginny Davidson, Shona Duncan, Anton Fitzpatrick, Peter Kirkham, Sally Lougher, Alex Williams.

Minutes secretary: Cat Radford

1. **Apologies** were received as above.

1.1 **Record of two consecutive meetings missed** It was recorded that Anton Fitzpatrick and Shona Duncan had missed two consecutive meetings and that Alex Williams had missed three consecutive meetings.

2. **New members to the steering group – consider electing new members to the steering group** Roger Hands was elected to the steering group.

3. **Consider approval of minutes of the last meeting** After making minor amendments **it was agreed** to sign the minutes of the meeting of 9th June 2016 as an accurate record.

4. **Actions from minutes not included elsewhere on the agenda**

Legal advice on final draft It was reported that three legal advisers had provided indicative costs, based on the content of the current draft Harberton Parish Neighbourhood Plan, to provide advice on whether policies within the plan were well worded in law and if there were any conflicts to national law. It was reported that funding available to support these costs is restricted; as there are limits to the amount that can be charged per day, the HNP can contract legal advice on a fixed fee. It was commented that the preferred barrister would only be able to take instruction via a solicitor or a qualified town planner, which would therefore incur a second level of cost. It was agreed to explore avenues to seek a solicitor or qualified town planner to give instructions on behalf of the HNP. **Action: Roger** agreed to speak with solicitor contacts. **Nuala** agreed to speak with Alan Storah, who until recently had provided specialist advice as a planning advisor appointed by South Hams District council on a fixed term contract, with regard to costs of continued advice.

5. **Review draft Neighbourhood Plan chapters**

5.1 **Transport and Amenities**

It was reported that Ginny Davidson, Peter Kirkham and Nuala McDonnell had held a meeting with planning advisor Alan Storah on Thursday 23rd June in order to receive further comments on transport and amenities chapter drafts. Notes were tabled. **ACTION:** Nuala agreed to redraft the chapter to take into account comments made for review at the next meeting.

The following comments and agreements were made:

5.1.1 There was discussion on the inclusion of action or policies other than those relating to the development or use of land, and the requirement that such policies or actions dealing with no land use should be clearly identifiable. **It was AGREED** to give 'land use' policies a different treatment in design within the plan, and suffix 'Non Land Use Policies' as such. **It was AGREED** that this distinction be introduced within the Neighbourhood Plan introduction text. **ACTION:** Charlie, Roger and Nuala agreed to go through the full plan to identify land use and non land use policies.

5.1.2 Policy T2 it was suggested to approach Devon County Highways (Highways) for information on what criteria is applied to determine an acceptable speed limit on a road such as the A381. The clerk agreed to contact Highways and Roger agreed to approach a consultant contact for advice.

5.1.3 It had been discussed whether policy T4 and T5 were land use policies, and it was agreed that wording to policy T5 could be amended as below:
Planning applications adjoining the A381 within Harbertonford village curtilage must include provision of safe and adequate pavement (footway) for pedestrian access.

5.1.4 Following discussion of policy T8 and H5(v) regarding car parking and Harbertonford's significant issue with lack of car parking, it was commented that this can be evidenced by

public opinion and photographic evidence. **ACTION:** Those members of the committee resident in Harbertonford and those who travel through the village regularly were asked to collect photographic evidence of parking congestion.

5.2 Sustainable Energy

An adjustment to the language of Policy SE2 was made: '*Adherence to EH guidance as updated and amended from time to time*' and follow the same format on other policies in which advice is sought, such as '*civil aviation and advice as updated and amended from time to time*'.

5.3 Housing

5.3.1 It was commented that it would not be possible to enforce any affordable housing for developments of fewer than 10 houses. There was discussion as to whether the HNP could stipulate the level of affordable housing required as per the Dartmoor National Park, as 1 for every 3 houses.

5.3.2 It was discussed whether developers could meet this requirement by making a financial contribution to an 'affordable housing' fund.

5.3.3 It was AGREED to amend policy H1 *All designated affordable housing should carry a Devon rule stipulating that properties should only be available to people who are able to demonstrate a local connection **through one or more of the following...***

5.3.4 **It was AGREED** to amend policy H2 as follows: *New housing will be required to provide the following level of Affordable Housing **within the parish** in the form of self-build, social housing or below market price dwellings to meet local housing need. or financial contribution*

5.3.5 There was discussion with regard to creating amenity land and allotments within identified development sites.

5.3.6 There was discussion on the development of Winsland House and a query as to why the adjacent fields had been withdrawn from the current plan as the landowner was still keen to be included. There was further discussion about the potential for development on sites in this immediate area that had not been previously identified as land for development. Charlie Wynne declared a potential pecuniary interest.

5.4 **Review of further chapters** It was commented that the remaining draft chapters would be reviewed by the Steering Group according to the general advice on policy writing as received from Alan Storah. The Clerk agreed to contact South Hams District Council to be advised as to who the Neighbourhood Plan contact should be, now that Alan Storah's contract as planning adviser had ceased.

6. **Any other business** None arising.

7. **Confirm date of next meeting.** 7pm Thursday 14th July 2016.