

## Harberton Parish Neighbourhood Plan (HNP)

Meeting of the Steering Group

7.00pm, Thursday 1st December 2016 Harberton Parish Hall

**Steering Group members in attendance:** Ginny Davidson, Roger Hands (late), Steve Hockings, Sally Lougher, Nuala McDonnell, Stanley Oldfield, Dennis Smith, Charlie Wynne.

**Members of the public in attendance:** Chris Edwards, Steve Hockings.

**Formal apologies:** Geoff Broom, Alex Williams

**Absent:** Anton Fitzpatrick, Peter Kirkham

**Minutes Secretary:** Cat Radford

### Agenda

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

**1.1 Record of two consecutive meetings missed** It was noted that Anton Fitzpatrick had missed six consecutive meetings and Peter Kirkham had missed four consecutive meetings. It was agreed to remove reference to their absence at future meetings.

### 2. Declaration of Interests, To declare any interests (nature and scope) on items on the agenda.

| Name           | Item | Detail   | Action Taken  |
|----------------|------|--|---|
| Charlie Wynne  |      | Prospective owner of land in Follaton for mixed use development. | Noted. Advice received from Devon Association of Local Councils (DALC) suggested that it should not be necessary to restrict any engagement in discussion (or voting on decisions) as decisions on sites should be made on evidence based principles. |
| Steve Hockings |      | Owner of Rookery Wood.   | Noted. See above.   |
| Chris Edwards  |      | Owner of land at Meadow Close (housing site 7)                   | Noted. See above.   |

**3. New members to the steering group – none.**

**4. Consider approval of minutes of the last meeting** It was **AGREED** to sign the minutes of the meeting 27<sup>th</sup> October 2016 as an accurate record.

### 5. Actions from minutes not included elsewhere on the agenda

**Gathering data on Road Traffic Incidents within the Parish** It was reported that Devon County Highways (Highways) will be asked to produce a report on specific locations with the parish **ACTION: GINNY**, as they will only take evidence from their own reporting into account when making decisions. Having attended a Highways workshop since the last meeting it was reported that Highways were interested in the idea of a 50mph speed limit from Totnes to Harbertonford but still opposed to a 20mph speed limit. It was agreed to continue pressing for both. It was commented that if solutions to problems are presented to Highways with 106 monies attached, then projects are much more likely to go ahead. It was suggested that an application for funds could be made to the Community Benefit Fund. Research will continue.

**Website Updates** It was commented that the version of the HNP published online is not the most recent version. It was commented that the webmaster had been waiting for the latest version as approved by the Parish Council to be signed off at this meeting before uploaded.

### 6. Receive update from Parish Council meeting

#### 6.1. Receive and consider adoption of comments on the plan

Comments were discussed, particularly in relation to the plan being much more proactive in identifying housing sites within the villages to contribute to the ongoing sustainability of the community and its services as it had been commented that the plan reads as though housing sites within the villages would only be considered as a last resort.

- **It was AGREED** to propose to the Parish Council to place housing sites for the villages of Harberton and Harbertonford in order of public preference as the next step for housing.
- **It was AGREED** to include Palmer's Field as a protected area.
- **It was AGREED** to prepare a list of the policy areas as identified by South Hams District Council (SHDC) that should remain as protected areas (see Protected Land, p10) **ACTION: GINNY**

Chris Edwards had attended the meeting to comment that the version of the plan on the website suggested that the owner of housing site 7 (Meadow Close) is unknown, although as the owner he is interested in development. Chris was assured that this had been updated in recent drafts which will be published shortly. He commented that consultation evidence from past rounds showing favourable response to the development of site 7 is now hard to find on the website and the online draft plan appears not to put forward the site for development. In reply, it was

commented that if the Parish Council approves the proposal to list the housing sites in order of public preference, housing site 7 will appear as one of the more preferential sites. It was also commented that data from previous consultation exercises is now stored in the website archive.

Following analysis of the Village Assessment data as provided by SHDC steering group members calculated that the housing numbers provided by the HNP would meet numbers expected of both Parish villages and would likely provide further through 'windfall' housing (barn conversions/permitted development etc).

**7. Review emailed comments and consider proposed revisions of the plan** Following discussion of emailed comments:

- **It was AGREED** to remove reference to 'greenfield site to east of Tristford Farm' in the housing section.
- **It was AGREED** to review the housing numbers for site 3. **ACTION: CHARLIE** agreed to contact Geoff Broom to take his comments about access into account.
- **It was AGREED**, having made all alterations above, to upload the most recent version of the draft plan to the website. **It was AGREED** that the draft is dated.

## **8. Discuss site 9 development (Winsland House/Follaton)**

**8.1 Receive report on meeting with Development Management officers and Dartington and Totnes Neighbourhood Plan groups.** It was reported that Charlie, Nuala and Ginny met with Cllr Lynsey Ward, SHDC Planners Tom Jones and Graham Swiss and representatives of the Totnes Neighbourhood Plan and Dartington Neighbourhood Plan to invite their views on the Winsland House site. It was reported that it was a constructive meeting with views on both sides – Totnes Neighbourhood Planning group is not supportive, however as the Dartington Parish is being asked to accept a high level of development due to the lack of suitable sites in Totnes they would support the Winsland House site to spread the load. One SHDC officer commented that development would have to be large enough to be able to expand the road through a significant 106 payment, however another officer was more open to a smaller development on the site. It was reported that a second cluster will be held to continue discussion on the issue.

**8.2 Discuss proposals with regard to appearance of site 9 map within the HNP.** It was reported that having searched through minutes of meetings no evidence of a decision to remove fields from housing site 9 could be found, suggesting that there had been an administrative error in reproduction of the map for the questionnaire. The Devon Association of Local Councils had provided some advice on approach which was shared with the group.

The following proposal **was AGREED**: In order to ensure that the public consultation is not flawed, the next round of public consultation should include a question to establish whether or not there is public approval for the three fields rather than the single one.

It was noted for the minutes that:

- steering group members agree that the HNP should address the sustainability of the whole parish: the outlying areas as well as the village centres
- the primary school should be asked for a comment as part of the 'have we got it right' consultation.

## **9. Discuss and consider revisions to the woodland/tree preservation section of the plan.**

- **It was AGREED** to remove specific reference to Rookery Wood.
- **It was AGREED** to draft two sections referencing trees and woodland:
  - one that refers to trees within the conversation areas
  - a second relating to trees and woodland outside of those areas.**It was AGREED** that the draft above include positive statements and policies to support coppicing and maintenance. **ACTION: NUALA** to draft policies in liaison with **STEVE**

## **10. Prepare a response the South Hams District Council village assessment matrix consultation.**

**IT WAS AGREED** to respond with an update on the presence of both a café and pub in Harbertonford.

**11. Review HNP appendices to identify aspects of the HNP that require appendices** – deferred to the next meeting.

**12. Discuss 'Have we got it right' consultation process; refresh over regulations to ensure the process is followed correctly.**

**IT WAS AGREED** that **ROGER** and **NUALA** look at regulations to summarise for the next meeting.

**13. Any other business** – none arising.

**14. Confirm date and time of the next meeting.** Thursday 12<sup>th</sup> January 2016, venue to be confirmed.