

Harberton Parish Neighbourhood Plan (HNP)
Minutes of the Meeting of the Steering Group
7.00pm, Monday 10th July 2017 Harberton Parish Hall

Present: Ginny Davidson, Sally Lougher, Roger Hands, Stanley Oldfield Dennis Smith, Alex Williams, Charlie Wynne
Apologies: Nuala McDonnell, Peter Kirkham,
Not present:
Public:
Notes: Cat Radford

Agenda

1. **Apologies** As above.
2. **New members to the steering group** None
3. **Declaration of Interests: To declare any interests (nature and scope) on items on the agenda.**

Name	Item	Detail	Action Taken
Roger Hands		Chartered Surveyor	No interest on item on the agenda but noted.

4. **Election of Chair** Charlie Wynne was nominated, seconded and unanimously elected as Chair to the Harberton Parish Neighbourhood Plan Steering Group.

5. **Consider approval of minutes of the last meeting** The minutes of the meeting 25th May 2017 were signed as an accurate record.

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

- 6.1 Gathering data on Road Traffic Incidents within the Parish Charlie to send Ginny a map of the area to highlight the two main roads
- 6.2 Funding ongoing

7. **Consider comments from website** None arising

8. **Receive update from Parish Council meeting** None

9. **Update from site survey meetings** It was reported that the steering group visited all 8 sites over two days to undertake a site assessment.

Following the site assessment in Harbertonford it was concluded that the following sites should be assessed in greater detail:

- Site 2: Field North of Packs Close
- Site 4: Land between Hernaford Road and the A381

It was agreed to go into more detail on these sites on bat, flood zones, coppicing, whether there are significant trees or hedgerows, access and affordable housing, reviewing potential density along with further comments made during visits.

Other sites were rejected because of significant constraints such as access, visual impact, issues of congestion through the village. Full site assessments will be made available on the website.

Following site assessment in Harberton it was concluded that the two sites that were most favoured were:

- Site 7: Field East of Meadow Close
- Site 8: Dundridge Yard

It was considered that there were constraints with other sites within the village.

The response to the CLT site was not positive, as it clearly has significant constraints for access, traffic, visual impact and impact on a listed building. It was considered that Site 7 at Meadow Close could provide a more suitable site. **It was AGREED** that a conversation should be held with the CLT group and the landowner as soon as possible.

It was proposed that the housing document should refer to the fact that all roads accessing the village of Harberton are single track.

The Steering Group disagreed with the Strategic Planner's comments with regard to Dundridge Yard on the basis that the site has a bus link, a footpath, it's a brownfield site close to the main road and neighbouring other dwellings.

Following site assessment at Winsland House, it was concluded that development at this site would be positive with a few constraints that need to be further assessed. The affordable housing element and sheltered housing for the people of Harberton Parish is critical.

ACTIONS:

Charlie to develop a more detailed site assessment framework by Monday 7th August.

ALL: To use the site assessment tool to assess the five preferred sites on Monday 7th August.

Roger to produce over-laid photographs for the two preferred sites at Harbertonford.

Roger to speak to the CLT.

After discussing density, it was comment that the goal for the HNP should be to set the ideal conditions for a successful site in the Parish, rather than setting specific numbers.

10. Continue to review feedback from South Hams District Council Neighbourhood Plan Team Planners and agree actions Not discussed

11. Consider update to South Hams Neighbourhood Planning Team on status

It was agreed to update the planning team that the Steering Group are in process on site assessment, that funding will be sought for the next stage, including contracting legal services to review the draft plan.

12. Consider any revisions to the Plan and/or appendices Not discussed

13. Any other business None

14. Confirm date and time of the next meetings

It was agreed to hold the next meeting on either 21st or 28th September depending on the availability of the clerk.