

Harberton Parish Neighbourhood Plan (HNP)

7.00pm Thursday 26th April 2018 Harberton Parish Hall (rescheduled from cancelled meeting on 1st March 2018)

In attendance: Geoff Broom, Ginny Davidson, Roger Hands, Nuala McDonnell, Stanley Oldfield, Charlie Wynne (Chair)

Public: Chris Edwards

Apologies: Sally Lougher and Alex Williams

Minutes: Cat Radford

<p>1. Apologies. Received as above. 1.1 Record of two consecutive meetings missed Alex Williams.</p>				
<p>2. New members to the steering group – None.</p>				
<p>3. Declaration of Interests: To declare any interests (nature and scope) on items on the agenda.</p>				
Name	Item	Detail	Action Taken	
Geoff Broom	9	Owner of housing site 4	Steering group members are given the same provision to speak as members of the public, but do not vote on issues relevant to sites on which they have an interest. Geoff left the room when 'aims and expectations' and 'conditions' on site 4 was discussed.	
Roger Hands	9	Chartered Surveyor with potential business interests in the area	Steering group members are given the same provision to speak as members of the public, but do not vote on issues relevant to sites on which they have an interest.	
Charlie Wynne	9	Owner of land on site 9c and neighbour to site 9a and 9b	Steering group members are given the same provision to speak as members of the public, but do not vote on issues relevant to sites on which they have an interest. Charlie left the room when 'aims and expectations' and 'conditions' on site 9a was discussed.	
Chris Edwards (not steering group member)	9	Joint owner of site 7	Noted. Chris left the room when 'aims and expectations' and 'conditions' on site 7 was discussed.	
<p>4. Consider approval of minutes The minutes of the meeting held on 15th March 2018 were approved as an accurate record.</p>				
<p>5 Actions from minutes not included elsewhere on the agenda</p> <p>5.1 <u>Website</u> Charlie reported that the website had been updated. It was agreed link to the Transparency Page of the Parish Council Website to ensure that the Terms of Reference of the HNP remained current.</p> <p>5.2 <u>Meeting with Totnes Neighbourhood Plan</u> It was reported that Ginny, Nuala and Charlie had attended a meeting of the newly formed Totnes Neighbourhood Plan committee. It was reported that it was a positive and constructive meeting. The following issues were discussed:</p> <ul style="list-style-type: none"> the new committee reported that they would be starting a Totnes Neighbourhood Plan from scratch. There was discussion about site 9 a, b and c at Follaton. HNP committee members suggested that it would be useful to have feedback from Totnes residents on potential development in Follaton. It was suggested that including a question on this issue within a Totnes questionnaire would clearly indicate the opinions of those residents close to the proposed site and therefore most affected. It was commented that people of Totnes may prefer development of this site than Steamer Quay or KEVICCs, suggesting that this site may potentially serve both sides of the border. The Totnes NP committee were supportive of the suggestion for inclusion. 				<p>Charlie</p>

<ul style="list-style-type: none"> • HNP committee members clarified issues falsely reported in local news; confirming that the draft HNP has been on the website for several years and is a draft in progress. • The Totnes NP committee has been awarded £6000 to produce a 'greenspaces' plan. HNP committee members suggesting investigating a similar plan for Harberton Parish. • The Totnes NP group were interested to learn from Harberton as to the cost of producing, circulating and returning the resident questionnaire. The clerk agreed to provide a budget for information. • It was agreed that if there were issues of mutual interest, that there would be benefit in coming together to work in collaboration. • There was discussion with regard to timing completion of Neighbourhood Plans until after the JLP had been accepted in 2019. It was commented that the sequence plans are ratified could have an impact on which takes precedence if they are found to be in conflict; a case in Sussex found that a Local Plan superseded a Neighbourhood Plan that had previously been accepted. There was a discussion on whether to continuing progressing the HNP or halt process until the JLP had been accepted, following which it was agreed to continue according to the following step: <ul style="list-style-type: none"> 1. Finish the draft 2. 'Have we got it right' leaflet to go to the whole parish 3. Take onboard comments from consultation 4. Go to consultees 5. Receive legal advice on the wording of the policies 	Cat
<p>6. Consider comments from website The action to circulate the comment on the website concerning development at Follaton was ongoing. Charlie agreed to circulate via email for comment.</p>	Charlie
<p>7. Parish Council - Receive update from Parish Council meeting Nothing to report.</p>	
<p>8. Revisions to Plan See below.</p>	
<p>9. Review working party actions: It was reporting that the Housing Working party has met twice since the last meeting.</p> <p>9.2 Proposed site conditions The separate 'conditions' document was not discussed.</p> <p>9.2 Proposed aims and expectations for development sites. The document as draft by the working party was reviewed and agreed. The specific following comments were noted for inclusion/edit:</p> <p><u>Site 1</u></p> <ul style="list-style-type: none"> • There was discussion about whether sites that have been rejected should be referenced within the plan. It was agreed that there should be consistency with the questionnaire. • It was agreed to capitalise NOT SUPPORTED in reference to housing site 1. • It was agreed to reference comment to removal in line with vision for the Parish under an 'aims and expectations' heading. • It was agreed to remove reference to the site becoming a brownfield site. <p><u>Site 2</u></p> <ul style="list-style-type: none"> • Discussion about protecting woodland, it was agreed to include working 'add maintain', suggesting that the Parish Council take forward TPO's for trees on this site. <p><u>Site 3</u></p> <ul style="list-style-type: none"> • Discussion about inclusion of reference to the site assessment score in the document. This will include 'Site Assessment Results' and to include the site assessment summary band. • Add the comment 'site assessment score was so low, it should not have been supported'. • It was agreed to remove reference to capacity for several houses. • It was agreed to include a condition in relation to traffic on the Moreleigh Road <p><u>Site 4</u></p> <ul style="list-style-type: none"> • Include reference to the site assessment score • Aims and expectations should repeat reference to the easy foot /cycle access Include condition to footway along Hernaford lane to be made up to an appropriate standard as defined by the Highways Authority <p><u>Site 5, 6,7.</u></p> <ul style="list-style-type: none"> • Add site assessments. 	Ginny Charlie

<p><u>Site 8</u></p> <ul style="list-style-type: none"> • Add site assessment. • Add condition that ecological report required <p><u>Site 9A</u></p> <ul style="list-style-type: none"> • Include site assessment. • Agreed to underline the statement <i>'it is the only commercial site large enough to incorporate affordable/social housing on a significant scale'</i> • Agreed to add comment 'not in the Harberton Parish' connected to Follaton Oak. • Agreed to add comment 'nearby in Follaton Village' in relation to the vibrant community centre. • Agreed to add comment 'main contribution from Harberton Parish to meeting housing need of the Parish and the wider area.' • Agreed to underline the statement <i>'it is the only commercial site large enough to incorporate affordable/social housing on a significant scale'</i> • Conditions for affordable and social housing; safe and suitable access from the main road; requirement for ecology report. <p><u>Site 9B and C</u></p> <ul style="list-style-type: none"> • Agreed to make comment that site 9B and C have yet to be consulted upon and that site assessments have not yet been undertaken. 	
<p>10. Detailed site assessments IT WAS AGREED to publish the 'detailed site assessments' on the website as an appendix to the draft plan.</p>	
<p>11. Review of SHDC officer comments on draft plan Not discussed. It was noted that Mandy Goddard's fixed term contract at South Hams District and West Devon Borough Councils has come to an end.</p>	
<p>12. Review 'Have we got it right?' Not discussed</p>	
<p>13. Neighbourhood Plan Funding Not discussed</p>	
<p>14. Agree next steps/next meeting agenda It was agreed to discuss the following issues at the next meeting: Formally agree the revisions on the housing chapter above. Discuss an inclusion of exception sites to the housing chapter Consider 'conditions' document. Review and report on consultation guidelines</p>	
<p>15. Any other business None</p>	
<p>16. Confirm date and time of the next meetings Thursday 7th June 2018</p>	