

## Harberton Parish Neighbourhood Plan (HNP)

7.00pm Thursday 7<sup>th</sup> June 2018 Harberton Parish Hall

### MINUTES

In attendance: Ginny Davidson, Roger Hands, Sally Lougher, Nuala McDonnell, Charlie Wynne (Chair)

Public: Chris Edwards

Apologies: Geoff Broom, Stanley Oldfield and Alex Williams

Minutes: Cat Radford

### Agenda

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| <p>1. <b>Apologies</b> were received as above</p> <p>1.1 <u>Record of two consecutive meetings missed</u> It was noted that Alex Williams has missed more than two consecutive meetings.</p>  |     |  |  |
| <p>2. <b>New members to the steering group</b> – none</p>   |     |  |  |
| <p>3. <b>Declaration of Interests: To declare any interests (nature and scope) on items on the agenda.</b><br/>It was noted for the minutes that Roger Hands submitted a declaration of interests form. All current members of the HNP Steering Group have now completed the relevant paperwork.</p>  |     |  |  |
| Roger Hands   | N/A | 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   | N/A | 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. |
| Chris Edwards (not steering group member)   | N/A | Joint owner of site 7  | Noted.   |
| <p>4. <b>Minutes</b> It was <b>AGREED</b> to approve the minutes of the last meeting with minor amendments.</p>   |     |  |  |
| <p>5. <b>Actions from minutes not included elsewhere on the agenda</b><br/><u>Exchange of information with Totnes Neighbourhood Plan</u> It was reported that representatives of the Totnes Neighbourhood Plan (TNP) had requested a copy of the HNP questionnaire, which was supplied. <b>Ginny</b> agreed to contact the TNP to ask for more information about greenspaces. <b>Cat</b> has yet to action forwarding the budget/spending on consultation. <u>Housing Chapter</u> Work is ongoing on implementing the amendments as agreed at the last meeting.</p>   |     |  | <p><b>Ginny</b><br/><b>Cat</b><br/><b>Ginny</b></p>  |
| <p>6. <b>Consider comments from website – if any</b><br/>Charlie had prepared a response to a comment from a Follaton resident about the Winsland House site. After discussion it was agreed to publish the comment.</p>  |     |  | <p><b>Charlie</b></p>  |
| <p>7. <b>Parish Council – Receive update from Parish Council meeting</b> There was none.</p>  |     |  |  |
| <p>8. <b>Receive reports/updates from the following meetings:</b></p> <p>8.1. <u>07/06/18 Meeting with Winsland House development team</u> It was reported that members of the HNP had agreed to meet developers of site 9a to receive an update on the progress of their pre-application, without prejudice. The HNP members were informed that the plan includes a total of 82 units, including 11 in the renovated and extended house. 21 of these units would be affordable homes plus 6 age restricted dwellings. The affordable homes would be distributed within the lower section of the site. It was reported that the pre-application would included proposals to divert the Cott Lane to provide a safer access to the development along with a proposal to move the junction entirely from its current location. It was reported that developers will be producing all the reports for a planning application and agreed to make them available to the HNP, including heritage, landscape, highways, sustainability, engineering reports and a full housing need assessment. Questions were asked, but no comments were made by members of the Steering Group. Developers asked the HNP for specific information, including sites under construction within the parish since 2017 and houses that have been delivered since January 2017. They also</p> |     |  |  |

requested detailed site assessments as produced. It was agreed that the developers would be informed when the assessments have been published on the website for public access.

**8.2. 06/06/18 Meeting with South Hams District Council (SHDC) Development Management Officers**

A meeting was held at Follaton House at the request of Graham Swiss. The new Neighbourhood Plan co-ordinator, Duncan Smith, was unable to attend, Tom Jones attended at short notice. The key points from the meeting follow:

- It had been reported that the South Milton Neighbourhood Plan had been rejected by the examiner. It had been commented that it was failed on process. It was agreed that this would be shared with the HNP.
- It was reported that Ivybridge, Ugborough, Newton Ferrers and Noss Mayo plans had been approved.
- Officers had not completed their review of the document ahead of the meeting.
- It was suggested to move highways issues out of the plan.
- One officer suggested that they would stop the plan being made, if it included some of the elements that they objected to, namely inclusion of road speeds for highways, some policies and the inclusion site 9a.
- It was suggested that even after completing regulation 14, 16, examiner approval and a successful recommendation the Local Authority could still refuse to 'make' the plan if officers recommended refusal. On subsequent research this appears to be incorrect in law.
- HNP group members informed officers that the HNP had spent over 10 hours working on comments made by officers following the meeting held in the previous year, and a lot of those issues raised had been changed. Some further issues had not been ignored but collected in order to request advice from a legal advisor.
- Officers had commented that HNP had tried to 'curry favour' with the Totnes Neighbourhood Plan steering group and sought to obtain approval. HNP expressed dismay that the meeting had been misrepresented as it had been held to introduce members of the HNP to the new Totnes NP steering group, to discuss any areas of common interest, to clarify any misinformation as recently reported on social media. In the meeting it was clarified that the Totnes Plan was to start from scratch. HNP members asked the new Totnes steering group if they had seen Harberton Parish Council's response to the previous Totnes draft plan, to which it was confirmed that they had not. The meeting was friendly, collegial and productive.
- One of the officers commented that the aspiration for inclusion in the ANOB 'one of the most ridiculous proposals I've heard in my time'. HNP members reiterated published government guidance that *"Neighbourhood planning can inspire local people and businesses to consider other ways to improve their neighbourhood than through the development and use of land"*.
- HNP members reiterated that they are volunteers and that the plan is being forwarded in their own time. It was confirmed that the HNP is ensuring that it is democratic process to represent the views of the people in the Parish.
- The officer had written to Highways for a view on the draft plan. This had had not been discussed with or copied to the HNP.
- Members of the HNP commented that removal of any policies, sites or aspirations that Parish residents have shown support for should only be done so on evidence to justify it.
- It was confirmed at the end of the meeting that officers would supply a hard copy of the plan with their comments on it, and links to all the relevant sections of the JLP.
- Officers were asked if regulation 14 is iterative – it was confirmed that once the plan has gone out to consultation, it can be amended without triggering a further regulation 14 process.

Members of the HNP did not feel that the meeting was supportive or constructive. The attitude displayed by one of the officers was felt to be negative, confrontational and unhelpful.

**9. Revisions to Plan ongoing**

**10. Consider 'Conditions' document** Not discussed.

**11. Review and report on consultation guidelines (regulation 14)** Please see item 8.2. It was confirmed by one of the SHDC officers that once the plan has gone out to consultation, it can be amended without triggering a further regulation 14 process.

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| <p><b>12. Agree next steps/next meeting agenda</b><br/> Following the meeting with South Hams Officers it was agreed that members of the HNP review:</p> <ul style="list-style-type: none"> <li>• a copy of the South Milton plan and inspector's report – when received</li> <li>• a copy of the plan as annotated with comments from SHDC officers.</li> <li>• it was agreed to review the successful Neighbourhood Plans.</li> </ul> <p>In addition, it was agreed:</p> <ul style="list-style-type: none"> <li>• to begin to draft methodology and evidence base documents; it was agreed that <b>Charlie</b> begin work on writing up the consultation method and process, including reference to the model site assessment tools recommended by South Hams District Council.</li> <li>• It was agreed that the site assessment should also include more detail as per the rationale used for the JLP site assessment.</li> <li>• It was suggested that the plan is annotated with footnotes to justify inclusion, and reference to government guidelines</li> </ul> <p><b>It was AGREED NOT</b> to publish the site assessments until they have been updated.</p> <p>The next agenda should include the following items:<br/> Housing Chapter<br/> Conditions document<br/> Methodology<br/> Glossary</p> |  |
| <p><b>13. Any other business</b> none discussed.</p>   |  |
| <p><b>14. Confirm date and time of the next meetings</b><br/> 28<sup>th</sup> June 2018<br/> 26<sup>th</sup> July 2018 before a break for summer.</p>  |  |