

Harberton Parish Neighbourhood Plan (HNP)

7.00pm Thursday 28th June 2018 Harberton Parish Hall

Minutes

In attendance: Geoff Broom, Nuala McDonnell, Stanley Oldfield, Charlie Wynne

Apologies: Ginny Davidson, Roger Hands, Alex Williams

Not in attendance: Sally Lougher

Notes: Cat Radford

Public Session

The landowner of Site 7 attended the meeting to inform the HNP Steering Group that a pre-application has been submitted for development on the site. The landowner commented that he was of the impression that this was not a preferred site due to concerns about flooding. Having canvassed the opinion of some of the residents in the immediate vicinity, those residents were under the impression that the whole field would be developed. The pre-application plans are for under 20 homes (50% affordable housing) with a large proportion of the land being used for flood mitigation plans (low run off, high SUDS). The landowners commented that they would be open to CLT development, leasehold or covenants applied to affordable housing.

The chair commented for clarity that any remarks or observations made by the HNP are made without prejudice.

The Clerk confirmed the process: the pre-application would come to the Parish Council for consideration, at which time they would take into account any representations made by members of the community. The landowner commented that they would make approaches to local neighbours to share information on proposals. The Clerk informed the landowner that the Parish Council had expressed concerns flooding concerns when giving consultation response to other development proposals within the village.

Agenda

1. Apologies were received as above. 1.1 Record of two consecutive meetings missed Alex Williams			
2. New members to the steering group There were none.			
3. Declaration of Interests: To declare any interests (nature and scope) on items on the agenda. It was noted for the minutes that all completed declaration of interest forms have been forwarded to the South Hams District Council Monitoring Officer for processing.			
Geoff Broom	NA	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.
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. Chris left the meeting after the public session.
4. Minutes Following discussion and some amendments, the minutes of the meeting of 7 th June were approved as an accurate record.			
5. Actions from minutes not included elsewhere on the agenda 5.1. <u>Exchange of information with Totnes Neighbourhood Plan</u> It was reported that Cat had forwarded the budget/spending summary on the HNP consultation process. Ginny had agreed to contact the TNP to ask for more information about greenspaces – ongoing			Ginny

<p>5.2. <u>Comment on Winsland House development</u> It was reported that the comment and the HNP response had been published within the 'comments' section of the HNP website.</p> <p>5.3. <u>Meeting with South Hams District Council (SHDC) officers</u> It was agreed to write a letter of formal complaint and a letter to clarify actions of both sides to the SHDC and to the officers involved. Nuala agreed to prepare a draft of the letter of complaint to circulate by email and Charlie agreed to draft a letter of actions.</p>	<p>Nuala Charlie</p>
<p>6. Consider comments from website There were none.</p>	
<p>7. Parish Council Update It was reported that Ginny had given an update to the Parish Council on the meeting with Officers from SHDC. The District Councillor had requested a bullet pointed summary of issues of concern to take the matter further. See item 5.3 for actions.</p> <p>It was reported that the application as submitted by the CLT is still in process with no firm date for review by SHDC Development Management Committee.</p>	
<p>8. Comment on/Review documents referred to by SHDC Officers:</p> <p>8.1. <u>South Milton Neighbourhood Plan</u> – carried over to the next meeting</p> <p>8.2. <u>Successful Neighbourhood Plans: Ivybridge, Ugborough, Newton Ferrers and Noss Mayo</u> - carried over to the next meeting.</p> <p>8.3. Any comments received from officers (if received) – none received.</p>	
<p>9. Consider revised housing chapter A revised housing chapter had not been presented to the steering group for consideration – it was agreed to carry this forward to the next meeting.</p> <p>There was discussion about the opening paragraph in the housing section referring to requiring evidence of housing need. It was commenting that as it stands, the plan does not specify how housing need should be evidenced. Geoff agreed to review this section and to propose wording for consideration at the next meeting.</p> <p>It was proposed to include reference to whether the sites are within the catchment area for Harbertonford CE Primary School. Cat agreed to source a map from the Devon County Council website.</p>	<p>Geoff Cat</p>
<p>10. Consider 'Conditions' document</p> <p>It was agreed that a template list of conditions would be generated that could be reference in the site summaries. It was agreed that actual conditions proposed should offer no less protection than those offered within the template. Action: Charlie agreed to propose references to the conditions document as previously drafted.</p>	<p>Charlie</p>
<p>11. Consider 'Methodologies' document draft – Ongoing.</p>	
<p>12. Consider 'Glossary' document draft - Ongoing.</p>	
<p>13. Agree next steps/next meeting agenda – Repeat agenda from this meeting.</p>	
<p>14. Any other business – There was discussion about covenants on affordable housing. It was suggested that more information should be sought on the topic to consider reference within 'conditions' document. Cat to request advice from SHDC through the District Councillor.</p>	<p>Cat</p>
<p>15. Confirm date and time of the next meetings 7pm 26th July 2018</p>	