

## HARBERTON PARISH COUNCIL

Minutes of the extraordinary meeting of Harberton Parish Council at 6.15pm on Thursday 26<sup>th</sup> November 2015 at Harbertonford CE Primary School.

In attendance: Cllrs Broom, Davidson, J.Hockings, S. Hockings, Hutchinson, McDonnell, and Wynne.

Apologies: Cllrs Beamish, Camp, Janes, Waite and Williams

Public: 5

Clerk: Ms Radford

### **Public Session**

- A member of the public informed the Parish Council that the local paper had stated that the Parish Council had adopted Watery Lane as a Tranquil Area, rather than correctly stating that this was a proposal within the draft Parish Neighbourhood Plan. The member of the public expressed apologies to the Parish Council for their part in this error when in liaison with the paper.
- A letter had been drafted for Parish Council consideration, drawn up as a suggested response to the Blakemore Level Solar Array appeal notice. The proposal included reference to the Parish Council's objections to the proposed development and to new information that has arisen in the meantime, particularly in reference to consultation for the Neighbourhood Plan.
- It had been noted by the public that an application for variation of conditions to allow 5 year extension to lifetime of the solar farm at Hazard for 30 years had been published in the paper. It was reported that the Parish Council are aware of this application and would consider a recommendation at the next ordinary meeting.
- A member of the public asked the Parish Council to re-confirm whether it had been in contact with any developers with regard to Community Benefit payments. It was commented that developers would normally make an offer that the Parish Council can choose to accept if the planning application is granted. In the case of solar it is voluntary contribution by the developer. It was commented that the Parish Council does not usually discuss this offer until after it has made a recommendation on the planning application to which the benefit relates.

### **Agenda**

1. **Apologies** were received as above.
2. **Declaration of Interests** – there were none.
3. **The Parish Council considered recommendations to the Planning Authority on Planning Applications as received:**  
23/2433/15/F  
Erection of calf rearing shed with mono pitch room  
Hatchlands Farm, Harberton, Totnes, TQ9 7LR  
**It was RESOLVED** to support the application. The Parish Council encourages the applicant to consider installation of solar panels on the roof in construction.  
  
23/2434/15/VAR  
Variation of conditions 2, 5, 11, and 13 of planning approval 23/2485/12/F  
(solar PV Development at SX 7509 5925) Hazard Farm, Harberton, Totnes  
A letter from a member of the public was read out with regard to the conditions, which was agreed to send to District Council enforcement. **It was RESOLVED** to object the variation of planning conditions in relation to the installation of air conditioning unit and placement of CCTV cameras.  
  
The Parish Council is concerned about the lack of action with regard to enforcement of these conditions and will send a separate letter to enforcement.
4. **The Parish Council considered response to the following Appeal Notification:**  
23/2373/14/F  
Appeal reference no: APP/K1128/W /15/3135465  
  
Site Address: Land at SX769 596, Lower Blakemore Farm, Harberton, Totnes, TQ9 6DN  
Proposed development: Installation of ground-mounted solar arrays (total site area 94,000m<sup>2</sup>), estimated output 5 megawatts and associated infrastructure, cable route and Distribution Network Operator substation

**It was RESOLVED** to prepare a written response to the appeal to include:

- a reiteration of the Parish Council's original objection
- relevant policy extracts from the Neighbourhood Plan;
  - policy statement on development of solar
  - policy statement on tranquil green laneswith an invitation to view the full copy of the draft Neighbourhood Plan on the Parish Council website.
- Definition of tranquility – movement and landscape quality as well as noise from a paper commissioned by South Hams District Council.
- Findings of the Harberton Parish Neighbourhood Plan Consultation in response to questions 27, 14 and 39.

**5. LightSource Renewable Energy regarding Community Benefit offer.** It was agreed to defer consideration on this issue until a resolution on recommendation is made on 8<sup>th</sup> December 2015 to the application to which it refers.

Meeting closed at 7.05pm