

Harberton Parish Neighbourhood Plan (HNP)

7.00pm Thursday 28th February 2019 Harberton Parish Hall

Draft Minutes

Present: Roger Hands, Sally Lougher, Nuala McDonnell, Alex Williams, Charlie Wynne.

Apologies: Ginny Davidson, Stanley Oldfield

Not Present:

Minutes: Cat Radford

Members of the public: Michael Drake – Eden Land, Jemma Sharman, David Sprent

Public Session:

- i) Michael Drake from Eden Land attended the meeting to comment that the strategy for the Winsland House site is to wait to submit a full planning application until both the Joint Local Plan (JLP) and the Harberton Parish Neighbourhood Plan (HNP) have been adopted to enable the application be modified in light of adopted policies. It was reported that Eden Land had sent a letter to the JLP consultation. Members of the HNP steering group updated the representative on the next steps required to bring the plan to completion, including the compilation of site assessments that will be forwarded to South Hams District Council (SHDC) for their comment before completion of the housing chapter. The representative of Eden Land agreed to share any technical documents with the steering group that would assist with the site assessment process.
- ii) Harbertonford resident, Jemma Sharman attended the meeting to suggest that the play spaces in Harberton and Harbertonford are included within the local green spaces designation. There was a discussion as to whether it was possible to designate other green spaces under private ownership. As she has some experience in this area, Jemma agreed to draft a form of words for the HNP steering group to consider adopting, and undertake further research into designation of private land. **ACTION Cat to send updated draft plan to Jemma. Jemma to send new wording to Cat.**

1. Apologies were received as above. 1.1 It was noted that Stanley Oldfield had missed two consecutive meetings.			
2. New members to the steering group David Sprent agreed to consider becoming a member of the steering group, but was not elected at this time.			
3. Declaration of Interests: To declare any interests (nature and scope) on items on the agenda.			
Roger Hands	NA	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.
4. Consider approval of minutes of the last meeting Following a minor amendment, the minutes were signed as an accurate record.			
5. Actions from minutes not included elsewhere on the agenda 5.1. Acceptable evidence Ginny had reported that Tom Jones at SHDC had confirmed that documents produced by developers, such as the housing needs analysis document compiled by Indigo, can be included in the evidence base, provided it was relevant. 5.2. Parish heritage evidence Stanley had agreed to research and supply any documents relating to Parish Heritage – e.g. information about St Andrew’s Well. ONGOING 5.3. Impact of modifications to housing numbers in sustainable villages It was reported that SHDC Neighbourhood Planning Officer had confirmed by email that the removal of allocations in the AONB has not lead to an increase in the quantum of housing allocations for Harbertonford or Harberton which remain as respectively 30 and 20. The modifications to the JLP, which includes this information, have recently been through consultation. It was clarified that both Harbertonford and Harberton have been identified as ‘Sustainable Villages in the JLP’ as per policy TTV1 i the PWSD version of the JLP consultation. It was noted that it appeared that the Neighbourhood Planning Officer was not aware that the HNP Steering Group had written a detailed response to the JLP consultation in July 2016 in response to the draft JLP, Thriving Towns and Villages and Harberton Parish and Totnes Strategic Housing			SO

<p>and Employment Land Availability Assessment (SHELAA). It was reported that Cat had forwarded the correspondence for information.</p> <p>5.4. Links to NPPF on Website It was agreed to include links to PDF's of the new NPPF document and the current JLP (dated July 2017) to the Neighbourhood Plan website to form part of the evidence base. ACTION: Charlie ONGOING</p>	CW
<p>6. Consider response to comments: No comments had been received from the website, letters or emails.</p>	
<p>7. Update from Parish Council meeting None</p>	
<p>8. Draft Plan</p> <p>8.1. <u>Consider adoption of Dark Skies Narrative</u> (Nuala) It was agreed to adopt the narrative text and CPRE map of England's light pollution and dark skies, South Hams. It was agreed to insert in the text above policies L1, 2, 3 and 4.</p> <p>8.2. <u>Consider reworded policy H2</u> (Roger) Ongoing – it was agreed to forward this after the site assessments have been completed.</p>	
<p>9. Consider 'Site Assessment' documents The group reviewed the site assessments that Charlie had circulated in advance of the meeting.</p> <p><u>General comments:</u></p> <p>Reference 'site visit appraisals' in item 4. Site visits were made and detailed site assessments completed.</p> <p>Suggested to include formula for 'popularity' for transparency</p> <p>Site assessments read as being more negative in terms of site development than policy. It was responded that:</p> <ul style="list-style-type: none"> • housing need and demand is being dealt with rather than the specific sites. • Inclusion of the NPPF and JLP policies, generic to all sites, will give overview of desire for positive development in the village. <p><u>Site 1: The Petrol Station Harbertonford</u></p> <ul style="list-style-type: none"> • 5. Site Visit Assessments It was agreed to alter the wording as in italics <i>A site visit was carried out and the merits of the site were discussed in detail, with the resulting analysis summarised below:</i> not assessed because it was already discounted due to the high value placed on the Petrol Station and Grocery Store as a local amenity. • NB same sentence to be removed from page 5. <p>Site 2: Field North of Packs Close</p> <ul style="list-style-type: none"> • <u>Major constraints</u> replace 'look up' with <i>the eastern side is within the flood risk area.</i> • Include new row 'any other major constraints' to include reference to overhead powercables should it be possible to include a survey ACTION: ROGER to make contact with Western Power. • <u>Flyways</u> ACTION: NUALA to send flyway information to Charlie. <p>Site 3:</p> <ul style="list-style-type: none"> • Add map. • <u>Major constraints</u> 'Site is significantly isolated from the nearest settlement' ACTION: CAT to include as agenda item for discussion at next meeting. <p>Site 4:</p> <ul style="list-style-type: none"> • Suggest inclusion of public car park. • <u>Major Constraints</u> Change 'access to site' to red. • <u>Any other major constraints</u> Considerable downstream surface water problems. <p>Site 5: No Comments.</p> <p>Site 6: No Comments.</p> <p>Site 7: Greenfield site east of Meadow Close</p> <ul style="list-style-type: none"> • Suggest area for public car parking on the map. • It was discussed that the landowner had requested that only half the field was included – however the area on the north of the site could be used for engineering/reed 	<p>RH</p> <p>NM</p> <p>CR</p> <p>RH</p>

<p>beds/attenuation measures. Suggest split colour coding the site. ACTION: ROGER to discuss how this is mapped with the landowner.</p> <p>Site 8: Dundridge Yard</p> <ul style="list-style-type: none"> • Include a map • Suggest to upload strategic comments included in planning application and/or original brownfield site map. <p>Site 9:</p> <ul style="list-style-type: none"> • Remove Dundridge reference, add comments from the local authority. 	
<p>10. Consider National Policy Framework documents Not discussed.</p>	
<p>11. Consider 'Conditions' document Not discussed.</p>	
<p>12. 'Where we are' Not discussed.</p>	
<p>13. Any other business. Not discussed.</p>	
<p>14. Confirm date and time of the next meeting 7pm Thursday 28th March 2019</p>	