

Harberton Parish Neighbourhood Plan (HNP)

7.00pm Thursday 28th March 2019 Harberton Parish Hall

Draft Minutes

Present: Ginny Davidson, Roger Hands, Sally Lougher, Nuala McDonnell, Stanley Oldfield, David Sprent, Alex Williams, Charlie Wynne.

Apologies: None

Minutes: Cat Radford

Members of the public: Adrian Broadway

Public Session

- The owner of Dundridge Yard attended the session to comment that looking at the updated draft Harberton Parish Neighbourhood Plan and noted that the site assessed as 'Neutral'. The chair commented that this information was based on two site assessment forms as recommended by South Hams District Council. The applicant was concerned that having been approached by Neighbourhood Plan group and put the site forward, there hasn't been much progress or communication. The HNP group informed the landowner of the process for development and adoption of the neighbourhood plan, and the process of consultation and further inspection before it can be adopted. The applicant commented that if the process is going to carry on for much longer he may consider removing the site from the allocation. The difference between planning application and site allocation was discussed. Allocating sites for industrial/employment use was also discussed. It was agreed that the landowner ask South Hams District Council for a joint meeting between members of the HNP, South Hams Planning and the land owner.

Agenda

1. Apologies. 1.1 Record of two consecutive meetings missed It was noted for the minutes that Stanley Oldfield had missed two consecutive meetings.			
2. New members to the steering group – consider electing new members to the steering group Stanley Oldfield and David Sprent were both elected to the steering group.			
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. Chairman of South Devon Rural Housing Association and as such declares an interest in any smaller development site where affordable housing component may be secured.	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	
4. Approval of minutes of the last meeting It was AGREED to sign the minutes as an accurate record			
5. Actions from minutes not included elsewhere on the agenda			SO RH NM CW
5.1. <u>Parish heritage evidence</u> Stanley had agreed to research and supply any documents relating to Parish Heritage – e.g. information about St Andrew's Well. ONGOING			
5.2. <u>Links to NPPF on Website</u> It was reported that the website now includes 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.			
5.3. <u>Overhead powercables</u> Roger has emailed Western Power regarding sites that have overhead power cables to invite their comment on development. ONGOING			
5.4. <u>Flyways</u> Nuala sent flyway information to Charlie. ACTION: NUALA agreed to identify whether each site was in the flyway and CHARLIE will insert into the site assessments.			

<p>5.5. <u>Colour coding of Site 7: Greenfield site east of Meadow Close</u> At the previous meeting 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 beds/attenuation measures. Suggest split colour coding the site. ACTION: ROGER to discuss how this is mapped with the landowner. ONGOING</p>	<p>RH</p>
<p>6. Consider response to comments No comments.</p>	
<p>7. Parish Council – Receive update from Parish Council meeting, if any It was noted that the Parish Council had attended the Development Management Committee at which the CLT planning application was considered. It was noted that the Parish Council's representation had included conditions around flood mitigation and removal of permitted development rights. There was discussion as to whether the site should be removed from the HNP and it was AGREED to request advice from the South Hams Neighbourhood Planning Officer.</p>	<p>CR</p>
<p>8. Receive update on status of Joint Local Plan</p> <p>It was reported that the Final Inspector's Report on the Plymouth and South West Devon Joint Local Plan (JLP) has been received. The report confirms that the JLP as amended by the Main Modifications is sound and can proceed to adoption.</p> <p>It was commented that on reading the plan it was noted that following a request from the inspectors, Paragraph 5.5 of the final JLP now gives Neighbourhood Plans the authority to specify settlement boundaries. A 'Thriving Towns and Villages' supplementary planning document will be produced by SHDC which will incorporate the JLP Settlement Boundaries Topic Paper.</p> <p>In paragraph 34 of the inspector's final report it says: "<i>Policy TTV1 states that settlement boundaries will be identified and kept under review through supplementary planning documents. Such documents do not form part of the development plan, cannot form policy and therefore this approach to defining future settlement boundaries needs to be deleted from the policy. MM21 rectifies this and clarifies that settlement boundaries can be designated in neighbourhood plans</i>".</p> <p>In Paragraph 91 the inspector refers to housing numbers and the hierarchy of sustainable villages within JLP figure 5.8, commenting that "<i>Whilst the amended wording refers to development being 'within' the sustainable villages, the Plan does not define settlement boundaries. It will be up to neighbourhood plans or other development plan documents to determine what sites are 'within' each settlement</i>".</p> <p>The suggestion is that sites contiguous to the villages could be included in redrawn settlement boundaries. After discussion it was AGREED to put settlement boundaries on the agenda for the next meeting ACTION: CAT.</p> <p>ACTION: NUALA agreed to revise the reference numbers in the HNP to accord with the updated JLP.</p>	<p>CR</p> <p>NM</p>
<p>9. Draft Plan: Consider local green space wording and maps. The group reviewed the text as prepared by Jemma Sharman. Some minor changes were made to names of spaces and to the description of the Harbertonford Ford Area as green space straddling the river and it's registration under the Commons Act. It was agreed to remove current policy SA3: "<i>Suitable land will be selected for Local Green Space designation, in order to protect from development informal public outdoor space for the community</i>" and replace with the following:</p> <p><i>Policy XX Local Green Space</i> <i>The following spaces are designated as Local Green Spaces, as shown on the policies map:</i></p> <p><i>Ford Area, Harbertonford</i> <i>Justification: The green is centrally located within the village of Harbertonford and straddles both sides of the river. Is designated as a Local Green Space for its recreational value and function as a meeting place that fosters social wellbeing and interaction. This site has been registered under the Commons Act 2006: Section 15 (2).</i></p>	

<p><i>Land adjoining Harbertonford CE Primary School north of Marl Park, Harbertonford</i> <i>Justification: The park has formal play equipment, a playing pitch and natural play opportunities for a wide range of ages and is designated as a Local Green Space for its recreational value. The location of the park relates well to built form of the village, and benefits from being adjacent to Harbertonford Primary School.</i></p> <p><i>Harberton Playing Field, Harberton</i> <i>Justification: The park has formal play equipment, a playing pitch and natural play opportunities for a wide range of ages. Is designated as a Local Green Space for its recreational value. The park occupies an edge of settlement location, but is within an easy walk from all parts of the village, and benefits from being adjacent to Harberton Village Hall.</i></p> <p>It was agreed to also include the seating area by the culvert in Harberton, words to be drafted.</p> <p>It was agreed to remove the following text from the introduction to the 'Public Access and Green Space' sub heading: <i>"and on the disused market garden site in Bow Road to the east"</i> and <i>"while the latter is in private ownership"</i></p> <p>It was AGREED to put 'Public Access and Green Space' on the agenda for the next meeting to discuss amenity space and public access to green space with a view to modifying the text. ACTION: Cat</p>	<p>CR</p> <p>CR</p>
<p>10. Review: 10.1. <u>Timetable</u> Not discussed 10.2. <u>'Where we are'</u> Not discussed</p>	
<p>11. Discussion on Major constraints on Site 3 'Site is significantly isolated from the nearest settlement' Not discussed.</p>	
<p>12. Consider draft documents: 12.1. <u>National Policy Framework documents (Charlie)</u> Not discussed 12.2. <u>HNP policy site review (David)</u> Not discussed 12.3. <u>'Conditions' document (Roger/Charlie)</u> Not discussed</p>	
<p>13. Any other business 13.1. <u>Car Parking</u> It was commented to introduce some car parking areas in sites in which they should be provided – some amendments had been suggested at the previous meeting that are yet to be actioned by Charlie ACTION: Charlie update the site assessments as per the meeting of 28th February 2019. 13.2. <u>Employment Space</u> There was discussion about referring to specific sites for employment/industrial space and whether sites could be included without an open call, and the time implications of holding another call for sites. It was commented that there should be a generic policy under the 'economy' around retaining valuable employment space and enabling new sites. ACTION: ROGER agreed to draft a policy and bring to the next meeting. 13.3. <u>Use of Maps</u> it was AGREED to request advice from South Hams Neighbourhood Plan Officer about reproduction of maps. ACTION: Cat 13.4. <u>South Hams Neighbourhood Planning Website</u> It was reported that South Hams District and West Devon Borough Council's have launched a new website for Neighbourhood Planning groups that include current consultations, toolkits and hints, a Contact Us section, as well as Frequently Asked Questions and links to other Guidance pages. www.neighbourhoodplanning.swdevon.gov.uk</p>	<p>CW</p> <p>RH</p> <p>CR</p>
<p>14. Confirm date and time of the next meetings 7.00pm Thursday 25th April 2019 Harberton Parish Hall. Stanley gave apologies.</p>	