

Harberton Parish Neighbourhood Plan (HNP)

7.00pm Thursday 25th April 2019 Harberton Parish Hall

Minutes

Present: Ginny Davidson, Nuala McDonnell, David Sprent, Alex Williams, Charlie Wynne.

Apologies: Roger Hands, Sally Lougher, Stanley Oldfield

Minutes: Cat Radford

Agenda

<p>1. Apologies were received as above</p> <p>1.1 Record of two consecutive meetings missed - None</p>			
<p>2. New members to the steering group - None</p>			
<p>3. Declaration of Interests To declare any interests (nature and scope) on items on the agenda.</p>			
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.
<p>4. Consider approval of minutes It was AGREED to sign the minutes as an accurate record of the meeting.</p>			
<p>5. Actions from minutes not included elsewhere on the agenda</p> <p>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</p> <p>5.2. <u>Overhead powercables</u> Roger has emailed Western Power regarding sites that have overhead power cables to invite their comment on development. ONGOING</p> <p>5.3. <u>Flyways</u> Nuala sent flyway information to Charlie. Nuala has identified whether sites were located in the flyway and will email to Charlie for inclusion. It was commented that it could be used as an appendix, placed in the site assessments and referenced as a footnote under Policy E3. CHARLIE will insert into the site assessments.</p> <p>5.4. <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. It had been suggested to identify this using colour coding of the site. It was reported that Roger had prepared a map which also showed an area of public parking. This is with the landowner for comment. ONGOING</p> <p>5.5. <u>Meeting at Dundridge Yard</u> A meeting date had been proposed but was not convenient. An alternative date was proposed, however the landowner has informed the Clerk that he does not wish to hold any further meetings, but that Dundridge Yard may remain in the plan. Meetings with a Development Management Officer at SHDC had been proposed for 1st, 2nd and 9th of May Cat to forward dates to look at calendars.</p> <p>5.6. <u>Continued inclusion of Housing Site 5 – CLT</u> Following planning approval on this site Neighbourhood Planning Officer had been asked for advice about retaining or removing inclusion of the site in the plan going forwards. A reply has not yet been received ONGOING</p> <p>5.7. <u>Revision of reference numbers in the HNP to accord with the updated JLP</u> ONGOING</p> <p>5.8. <u>Use of Maps</u> It was agreed to request advice from South Hams Neighbourhood Plan Officer about reproduction of maps. ONGOING</p> <p>5.9. <u>Ownership of Site 4</u> It was reported that the site is in the process of changing ownership.</p>			<p>SO</p> <p>RH</p> <p>NM</p> <p>CW</p> <p>RH</p> <p>CR</p> <p>CR</p> <p>NM</p> <p>CR</p>
<p>6. Consider response to comments No comments received</p>			
<p>7. Parish Council No update</p>			
<p>8. Draft Plan:</p> <p>8.1. <u>Employment space policy</u> Roger had prepared a first draft that had been was circulated in advance of the meeting. During discussion it was AGREED to create a new title such as ‘Small businesses: Workshops, studios and other small scale industrial units’ within</p>			

<p>the Economy chapter. It was AGREED that further work should be undertaken to develop narrative and policy. It was agreed to include reference to internet connectivity and broadband speeds, mobile phone reception, in relation to digital businesses and reliance on internet for tourism and other businesses. It was AGREED that everyone would look at the economy section and put forward ideas that can be fine-tuned at a future meeting. It was discussed whether there might be any funding available to stimulate economic growth.</p> <p>8.2. <u>Wording of 'Public Access and Green Space' paragraphs</u> During discussion the group reviewed definition of 'Local Green Space' and agreed that greenspace designated by the neighbourhood plan is space not suitable for development. Valuable green spaces in the Parish that are not suitable for development would include: Village orchards, Palmers Dam, sports grounds such as cricket and football fields, allotments in both villages and river bank in Harberton. In discussion about confusion between green space and public access it was commented that public access may be given through invitation. It was agreed to draw up justification according to NPPF paragraph 100: <i>The Local Green Space designation should only be used where the green space is:</i> <i>(a) in reasonably close proximity to the community it serves;</i> <i>(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and</i> <i>(c) local in character and is not an extensive tract of land.</i></p> <p>8.3. <u>Parking Provision</u> The steering group was reminded that previous conversations with both the football club and Mrs Hookway had not resulted in land being made available for parking. It has been suggested that in Harbertonford the land north of Packs Close could provide parking or that the Parish Council's current parking site could be augmented should the adjacent land owner be amenable. In Harberton it was suggested that a potential area to the north of the existing hall parking access which could be explored - given the potential development of the CLT site the access roads need to be made safer. Roger had indicated that he would make approaches. It was AGREED to ask Roger to look at the possibility of parking at Site 4 on the Hernaford Lane and review number of houses possible on that site.</p>	<p>ALL</p> <p>RH</p>
<p>9. Progress Review</p> <p>9.1. <u>Timetable</u> It was AGREED for Charlie to update the website with more realistic dates.</p> <p>9.2. <u>'Where we are'</u> Not discussed.</p>	<p>CW</p>
<p>10. Settlement Boundaries</p> <p>10.1. <u>Consider changing boundary of main settlement areas</u> Not discussed.</p> <p>10.2. <u>Discussion on Major constraints on Site 3 'Site is significantly isolated from the nearest settlement'</u> It was AGREED to raise question about settlement boundary with Tom Jones at SHDC during an upcoming meeting.</p>	<p>GD</p>
<p>11. Consider draft documents:</p> <p>11.1. <u>National Policy Framework documents</u> Not discussed.</p> <p>11.2. <u>HNP policy site review</u> It was reported that David has undertaken a review of HNP policies and whether they support the sites. It was AGREED for everyone to have a look before the next meeting and to consider approval for inclusion in the site assessment at the next meeting.</p> <p>11.3. <u>'Conditions' document</u> Not discussed.</p>	<p>CR/ALL</p>
<p>12. Any other business</p> <p>It was reported that Devon Communities Together is advertising intermediate/advanced sessions in Neighbourhood Planning should anyone be interested in attending.</p>	

Next meeting 30th May.