

Harberton Parish Neighbourhood Plan (HNP)

DRAFT Minutes of the meeting at 7.00pm Thursday 30th May 2019 at Harberton Parish Hall

Present:, Ginny Davidson, Roger Hands, Sally Lougher (left early) Nuala McDonnell, Stanley Oldfield, David Sprent, Alex Williams, Charlie Wynne. D.Cllr McKay

Apologies: None

Minutes: Cat Radford

- D.Cllr McKay attended the meeting following a briefing by South Hams District Council officers on the plan. He was particularly interested in discussing the Parish Council's reference to ringfencing funds for legal advice and development of sites in Follaton.
 - Members of the steering group stated categorically that the HNP is not ring fencing funds to challenge the local authority. It was commented that the new National Planning Policy Framework (NPPF) has increased the status of Neighbourhood Plans, asking a great deal of the capabilities of local volunteers. Some neighbourhood plans have failed examination because of poorly drafted policies. Members of the HNP steering group wish to seek legal advice to ensure that:
 - HNP policies written are in accord with the NPPF and the strategic policies of the Joint Local Plan.
 - policies written mean what the Steering Group intend them to mean
 - policies written are enforceable and would stand up in a court of law
- During discussion it was commented that some of the advice that has come from SHDC officers in the past has not been consistent and it is important to the HNP to have independent legal advice to give the plan the best chance of passing inspection by the examiner.
- The D.Cllr commented that SHDC is adamant that development at Winsland House is not a feasible proposition. HNP members commented that should Totnes and Dartington NP groups be amenable, development sites on the Neighbourhood Planning borders could be included in public consultation, such as a questionnaire, along with other sites in the Neighbourhood Planning area to test public opinion and preferences for potential development sites.
 - It was reiterated that the site at Winsland House is the only site in the Harberton Parish big enough to deliver affordable housing that could be prioritised for Parish residents. The D.Cllr asked whether reference to Parish priority for dwellings had been included in the plan's narrative text. HNP members agreed that this intention should be better reflected in the text.

Agenda

1. Apologies.			
1.1 Record of two consecutive meetings missed			
2. New members to the steering group consider electing new members to the steering group			
3. Declaration of Interests To declare any interests (nature and scope) on items on the agenda.			
Charlie Wynne	N/A	Owner of land on site 9b and neighbour to site 9a and 9c.	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 Minutes of the last meeting were approved as an accurate record.			
5. Actions from minutes not included elsewhere on the agenda			
5.1.	<u>Parish heritage evidence</u>	Stanley proposed referring to the deeds to establish ownership of St Andrew's well. Speaking to residents, some have a memory of the well having being open to public access in the past. ONGOING: Stanley	SO
5.2.	<u>Overhead powercables</u>	It was reported that owners of Site 7 have cleared the principle of underground power cables with South West Electric. Further information is being sought with regards to Site 5. ONGOING: Roger	RH
5.3.	<u>Flyways</u>	ONGOING: Charlie will insert into the site assessments.	RH
5.4.	<u>Colour coding of Site 7: Greenfield site east of Meadow Close</u>	Discussion is ONGOING with owners. Roger	RH
5.5.	<u>Meeting at Dundridge Yard/with SHDC officers</u>	It was reported that a meeting date had been proposed by South Hams District Council (SHDC) Head of Place Making, but it had not been convenient to go ahead. It was AGREED to schedule a meeting with Head of Place Making and Neighbourhood Planning Officer together.	CR
5.6.	<u>Continued inclusion of Housing Site 5 – CLT</u>	It was reported that the Neighbourhood Planning officer had advised that the site stay within the plan, as although conditional planning approval	

<p>has been given, it is limited to 3 years and if work does not commence, it extends its life by allocating within the plan.</p> <p>5.7. <u>Revision of reference numbers in the HNP to accord with the updated JLP</u> ONGOING:Cat to send most recent draft of the plan to Nuala after the meeting.</p> <p>5.8. <u>Use of Maps</u> It was agreed to request advice from South Hams Neighbourhood Planning Officer about reproduction of maps. It was AGREED to include this in issues to discuss at a meeting with South Hams officers.</p> <p>5.9. <u>Timetable update</u> for the website ONGOING: Charlie</p>	<p>CR/NM</p> <p>ALL CW</p>
<p>6. Consider response to comments No comments received.</p>	
<p>7. Parish Council – Receive update from Parish Council meeting, if any Cllrs were made aware that the HNP was due to discuss public parking provision and the question of ongoing maintenance. Members of the HNP had suggested that the Parish Council take this responsibility. Cllrs commented that ownership of land could be transferred to the Parish Council, that land is leased, or that the developer retains ownership and run it as a private car park. It was commented that if kept by the developer, they may be tempted to convert it. Following discussion, it was AGREED to ask the Neighbourhood Planning Officer for advice about stipulating car parking space within development sites in perpetuity and whether this is enforceable.</p>	
<p>8. Discussion of legal advice to be obtained by steering group See notes of public session. This was not discussed further.</p>	
<p>9. Draft Plan: Consider</p> <p>9.1. <u>Employment space policy</u> The group discussed proposals made by David. There was a discussion in which some members commented that in order to create thriving villages, young people and families need to be encouraged to come into the area and that there is a shortage of employment land. The group discussed what the Neighbourhood Plan HNP could do to encourage more employment land for small businesses, whilst retaining the rural character of the Parish. This may include designation of industrial land. There was a discussion of:</p> <ul style="list-style-type: none"> • whether there should be a call for sites. There were views from some that this would be a natural step to encourage inclusion of industrial land. Others were concerned that all new sites should go out to public consultation and that if no deadline is imposed for inclusion of new sites, the plan will always be in revision. It was agreed to ask for advice from SHDC officers with regard to deadlines on new sites that come forward. • whether the Neighbourhood Plan could or should include any target figures for employment. <p>Charlie tabled some proposals with regard to allocation of industrial space including Eden Farm for consideration. Members noted that Charlie has an interest in the site. Members of the steering group requested time to review the proposals before further discussion.</p> <p>9.2. <u>Wording of 'Public Access and Green Space' narrative</u> Not discussed.</p> <p>9.3. <u>Parking Provision</u> (Roger) Not discussed.</p>	
<p>10. Progress Review</p>	
<p>11. Settlement Boundaries</p> <p>11.1. <u>Consider changing boundary of main settlement areas</u> Not discussed</p>	
<p>12. Consider draft documents:</p> <p>12.1. <u>National Policy Framework documents</u> (Charlie) Not discussed</p> <p>12.2. <u>HNP policy site review</u> (All) Not discussed</p> <p>12.3. <u>'Conditions' document</u> (Roger/Charlie) Not discussed</p>	
<p>13. Any other business</p> <p>It was reiterated that a meeting with the Neighbourhood Planning Officer and SHDC should include discussion on deadlines on call for, and inclusion of, development sites; stipulating car parking space within development sites in perpetuity; use of maps with Neighbourhood Plans.</p>	

Meeting closed at 21:15