

## Harberton Parish Neighbourhood Plan (HNP)

7.00pm Thursday 27th June 2019 at Harberton Parish Hall

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

Apologies: Alex Williams

Public: 8 (public session only)

### Agenda

#### Public Session

- Employees of local business 'Beaming Baby' attended the meeting to speak in support of proposals for change of use of the Barn at Eden Farm as an employment space.
  - Members of the public suggested that creation of employment space in the parish would benefit residents through shorter commute for local employees who would have the option to cycle and/or walk to work. It was commented that this local business provides part-time local work that in turn supports the local community, particularly by providing flexible and local employment for new parents and work experience for school leavers.
  - It was commented that through responses to the survey local residents showed support to the creation of small scale rural industrial units, whilst also wishing to protect the local landscape. The owner of the local business and landowner commented that the business and its employees are also committed to those two issues.
  - The business/landowner could open up public access footpaths to create safe commuter and leisure routes.
- Members of the HNP commented that it is a Neighbourhood Planning group, not a planning authority. It was commented that the HNP could mark an area as industrial land, but may not designate how many buildings should be included within its boundary. It was commented that it would not be feasible to have a small area as designated industrial within a larger bounded site. The owner disagreed as there are examples where a specific area within a field is designated as industrial, such as in Tigley.
- It was commented that sites would need to go to consultation before being included. The site owner commented that the results of the last public consultation showed that local residents agreed that the HNP could support the local economy by creating small scale industrial units and it is the duty of the HNP to deliver this. It was commented that this was open to interpretation. The owner commented that it would make more sense to the community if there was employment space on the site than if its current use be maintained.
- The owner was asked if the proposals had been consulted on with the near neighbour who overlooks the site, the owner confirmed that he had not. The owner was then asked if he had consulted SHDC with his proposals and he confirmed that he had not.

**1. Apologies** were received as above.

1.1 No member of the HNP had missed two consecutive meetings.

**2. Election of Chair to the steering group** Having served the HNP steering group as chair for 4 years, it was reported that Charlie Wynne had decided to stand down from his roles as both chair and member of the steering group.

The steering group thanked Charlie for the four years that he had been chair of the HNP and for the many hours of hard work that he has contributed.

Nuala McDonnell was nominated, seconded and unanimously elected as Chair to the HNP. Nuala was asked to formally thank the outgoing chair in writing for his work on the plan.

**3. New members to the steering group** – none.

**4. Declaration of Interests**

4.1. Register of Interests: Steering group members were reminded of the need to update their register of interests. Cat will circulate paperwork to be returned to the next meeting.

4.2. No interests were declared on items on the agenda.

**5. Consider approval of minutes** of the last meeting. After amendments to the minutes were made **it was AGREED** to sign the minutes as an accurate record.

<p><b>6. Actions from minutes</b> not included elsewhere on the agenda</p> <p>6.1. <u>Parish heritage evidence</u> Ongoing. <b>Action: Stanley.</b></p> <p>6.2. <u>Overhead power cables</u> Ongoing. <b>Roger</b> is expecting an answer from Western Power.</p> <p>6.3. <u>Flyways – update site assessments</u> It was noted that Charlie has forwarded the site assessments. It was agreed to check to see if the bat flyways have been included.</p> <p>6.4. <u>Colour coding of Site 7: Greenfield site east of Meadow Close</u> Ongoing <b>Action: Roger</b></p> <p>6.5. <u>Revision of reference numbers in the HNP to accord with the updated JLP</u> Nuala has updated the plan with the new JLP references and updated the NPPF references at the same time.</p> <p>6.6. <u>Timetable update</u> It was reported that the timetable on the website had been updated by Charlie.</p> <p>6.7. <u>Meeting with South Hams officers</u> SHDC officers had indicated available dates and times for a meeting. It was agreed to meet officers on 8<sup>th</sup> July between 1pm – 3pm, suggesting Follaton House as a venue. <b>ACTION: Cat</b> was asked by the group to send the most recent version of the plan and the site assessments. It was asked to add the subject of settlement boundaries to the agenda, along with the continued inclusion of the CLT site in the plan. Whilst the Neighbourhood Planning Officer has suggested retaining inclusion because of the time limit on the planning application, the HNP group had concerns that continued inclusion risked the land no longer be referred to as an exclusion site.</p>	<p><b>SO</b></p> <p><b>RH</b></p> <p><b>RH</b></p> <p><b>CR</b></p>
<p><b>7. Consider response to comments</b> none received</p>	
<p><b>8. Parish Council – Receive update from Parish Council meeting, if any</b></p> <p>It was reported that the Parish Council receives a regular update on progress of the Neighbourhood Plan from the Parish Councillors who sit on the Steering Group. Representatives had fed back with regard to discussion around call for additional sites and the tabled proposal to support the change of use of Eden Farm. Following discussion, the parish council had agreed to make the following comments to the Steering Group:</p> <ol style="list-style-type: none"> <li>i) The parish council thanks the HNP steering group for all its hard work so far and looks forward to the finished document being produced;</li> <li>ii) The parish council recommends that the HNP steering group does not call for more sites or name sites not consulted on, so to aid the timely completion of the plan;</li> <li>iii) The parish council remind the committee of the code of conduct and the requirement for members to formally declare interests. The Parish Council asks members to not work on sections of the plan to which they have declared an interest in;</li> <li>iv) It is inappropriate for the current chair of HNP to reply to letters, that the clerk replies;</li> <li>v) The parish council advise the HNP committee to elect a new chairman to maintain integrity of the committee;</li> <li>vi) The Parish Council accepts that the chair of the HNP stands down and also steps away from the steering group to maintain the integrity of the committee and to protect the integrity of the work that he has put into the plan to date.</li> </ol>	
<p><b>9. Consider Employment and Industrial space proposals</b></p> <p>During discussion:</p> <ul style="list-style-type: none"> <li>• members reiterated that Parish Council had recommended not to designate specific sites within the plan for the reasons that to ensure fair and inclusive representation, HNP group would have to have an open call for sites, and go back to the public for consultation on those sites in the same way that housing development sites had been consulted upon.</li> <li>• it was agreed that whilst individual members of the steering group were supportive of the aspirations of the employees/business that attended the meeting, the HNP steering group supported the Parish Council's view that it would not designate or consider new housing or industrial/commercial sites for the reasons that it would put the process of the plan back at least 18 months as the HNP would need to put a call out for inclusion of any sites, undertake a public consultation, and undertake individual site assessments.</li> <li>• it was agreed to continue to review the Economy section and consider what narrative and/or policies could be included within the HNP to support existing workshops and small scale industrial units. It was commented that not designating sites does not preclude any planning applications that support development of industrial and employment space being considered on its own merits.</li> </ul> <p><b>ACTION:</b> Having made some comments on the draft plan, <b>Roger</b> agreed to circulate proposed amendments to the chapter before the next meeting.</p>	<p>*</p>

<p><b>10. Progress Review</b> and next steps</p> <ul style="list-style-type: none"> <li>• Nuala had updated the 'where we are' document which was tabled for comment.</li> <li>• It was proposed that the HNP held an 'away day' to move the plan forward.</li> <li>• It was agreed to begin to take steps toward making a funding application to support the process.</li> <li>• There was a discussion on the benefits of an informal consultation: 'Have we got it right' and whether this would duplicate formal regulation 14 consultation. Members discussed whether the decision to run both an informal consultation followed by a formal consultation should be revisited. It was agreed to ask the advice of SHDC officers.</li> <li>• It was agreed to review the rolling agenda to make meetings more focused and productive.</li> <li>• It was agreed to include the following items on the agenda for the next meeting: <ul style="list-style-type: none"> <li>○ Review of the economy section</li> <li>○ Update from meeting with SHDC officers</li> <li>○ Review of the site assessments</li> </ul> </li> </ul>	
<p><b>11. Any other business</b></p> <p>It was noted that Cat had received an invitation from the Totnes Neighbourhood Plan working group inviting HNP members to attend the 'next steps' meeting following a change in management of the Totnes plan. It was noted that the meeting fell on the same date as the HNP meeting. Cat has enquired as to whether all meetings will take place on the last Thursday of the month, and therefore always clash with scheduled HNP meetings.</p>	

Meeting closed at 9pm.