

Harberton Parish Neighbourhood Plan (HNP)

7.00pm Thursday 31st October 2019 at Harberton Parish Hall

Minutes

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

Apologies: None.

Public: 0

Minutes: Cat Radford

Agenda

Public Session - None

<p>1. Apologies.</p> <p>1.1 Record of two consecutive meetings missed – not applicable.</p>	
<p>2. New members to the steering group – not applicable.</p>	
<p>3. Declaration of Interests</p> <p>3.1. Register of Interests: Steering group members were reminded of the need to update their register of interests. Those members who had not completed updated Register of Interests forms completed them at the beginning of the meeting.</p> <p>3.2. No interests were declared on items on the agenda.</p>	
<p>4. Consider approval of minutes of the meeting of 26th September 2019 were signed as an accurate record.</p>	
<p>5. Actions from minutes not included elsewhere on the agenda</p> <p>5.1. <u>Overhead power cables opposite the garage at Packs Close</u> The action to establish whether it is possible to underground these power cables to understand if this site has a reasonable chance of being developed is ongoing. ACTION: Roger to chase.</p> <p>5.2. <u>Request for map of old settlement boundaries</u> It was noted that following the Parish Council's opinion not to include a settlement boundary in the Neighbourhood Plan it would no longer be necessary for Ginny to request information from Devon County Highways on the old settlement boundaries to provide a starting point for review. However it was agreed that if the information is easy for DCC to supply it would be useful to have in appendices.</p> <p>5.3. <u>Request advice on policy wording on loss of employment land</u> It was reported that the South Hams District Council (SHDC) Neighbourhood Planning Officer had provided proposed wording and a link to the made Thurlestone Neighbourhood Plan where an example exists.</p>	
<p>6. Consider response to comments from website, letters or emails – None received</p>	
<p>7. Parish Council – Receive update from Parish Council meeting, if any</p> <p>It was reported that the District Councillor has produced a comprehensive report on traffic issues on the A381 and zebra crossing at Harbertonford and pursuing this quite vigorously with Devon County Highways (Highways). At a meeting hosted by Devon County Highways it was reported that the Community Speed Watch initiative is still being progressed by the Police and more information on this will be forwarded to the Parish Council. It was commented that public opinion should have a bearing on Highways decisions and development, and therefore should be included in the Neighbourhood Plan, as should evidence collected on traffic speeds and density.</p> <p>The Chair reminded the HNP group that Central Government Planning Portal advice of May 2019 states:</p> <p><i>“Wider community aspirations than those relating to the development and use of land, if set out as part of the plan, would need to be clearly identifiable (for example, set out in a companion document or annex), and it should be made clear in the document that they will not form part of the statutory development plan.”</i></p> <p>It was reported that at the last meeting the Parish Council had resolved that the Parish Council calls for the formation of a Parish Environmental Action group to identify and carry out measures that would be practicable within this parish.</p> <p>It was commented that actions have already been formulated by the Parish Council with its Neighbourhood Plan and many environmental measures/policies included in the draft. It was commented that should an action group come forward recommendations on policies can be included in the Neighbourhood Plan.</p>	

<p>Following this report there was a discussion around tightening up the Neighbourhood Plan with relation to hedgerows, standing trees within Devon bank and hedgerows and protection of trees and woodland.</p>	
<p>8. Review of the Neighbourhood Plan Draft <i>considering written notes from South Hams Neighbourhood Plan officer</i> The HNP group began reviewing the draft page by page. The following comments and amendments were made:</p> <p>8.1. It was proposed that there should be an executive summary at the front that could provide a summary of the policies and community actions, and that a numbered appendix included in the back.</p> <p>8.2. It was asked who the plan is for. It was responded that the HNP is a legal document that has to be written in accessible language as it is going to be read by the community who will vote on it.</p> <p>8.3. It was agreed that the plan include a contents page so people can navigate the document.</p> <p>8.4. It was agreed that all paragraphs should be numbered.</p> <p>8.5. It was agreed to put 'Draft' in header and remove inconsistent reference to draft in chapter headings.</p> <p>8.6. It was proposed to move all information about housing sites into appendices. It was commented that there was concern that some of the important may get lost if it was separated into appendices. ACTION: David agreed to add an executive summary to the document and make some edits to the flow and language to bring back to a future meeting.</p> <p>8.7. <u>Community Actions</u></p> <p>8.7.1. All references were removed to Policy: Non Land Use, and amended as '<i>Community Actions</i>'</p> <p>8.7.2. It was agreed to maintain current numbering system.</p> <p>8.7.3. Wording of community actions were altered for consistency. i.e '<i>To seek improvement/to seek establishment of...</i>'.</p> <p>8.8. <u>P1 Background to the Parish</u></p> <p>8.8.1. Roger has prepared a suggested re draft of the 'Background' and will forward to David for consideration when making suggestion for redraft.</p> <p>8.8.2. It was commented that should planning decisions be made at a distance, it would be important to retain information about the area. It was commented that perhaps a glossary of important issues – such as 'Devon Bank' for example.</p> <p>8.8.3. This section needs to include information about the requirement that the Neighbourhood Plan needs to be in accordance with the NPPF and in general accordance with the strategic policies of the Local Plan, and</p> <p>8.8.4. needs to include something here about what Policies are and mean.</p> <p>8.9. <u>P2 How this plan has been formulated</u> It was agreed that this should include references to, Initial survey, consultation, draft, second postal survey and open days in a flow chart. It is noted that some of this information is listed on the website.</p> <p>8.10. <u>P3 Vision</u> '<i>Our</i>' Vision replaces '<i>The</i>' Vision</p> <p>8.11. <u>Response to SHDC Officer P3 Objective to: To be included within the AONB or as part of a new South Hams National Park.</u> The HNP group agreed to leave this objective in the plan as it was overwhelmingly supported by the community via the consultative questionnaire.</p> <p>8.12. <u>P5 Policies</u></p> <p>8.12.1. The paragraph on policies was moved ahead of 'scope for achievement' and altered as follows: <i>Policies and Community Actions</i> <i>This plan includes wider community aspirations than those relating to the development and use of land. Such aspirations are identified as Community Actions throughout the document. Community Actions do not form part of the statutory development plan, conversely all Policies in the plan relate to land use and form part of the statutory development plan.</i></p> <p>8.12.2. Add 'Statutory Development Plan' to a glossary.</p> <p>8.13. <u>P5 Scope for Achievement</u> After 'Some of the policies...' insert '<i>and community actions</i>'.</p> <p>8.14. <u>P5 Boundary map</u> Move elsewhere.</p> <p>8.15. <u>P6 Housing</u> Update paragraph referring to Community Land Trust development to reflect current status: <i>There are currently existing planning approvals for a further 12 dwellings in the Harbertonford area, while in Harberton the Community Land Trust has planning permission for 12 houses, to meet local needs.</i></p> <p>8.16. <u>P6 References to DPD</u> After discussion it was agreed to continue reference to South Hams DPD despite it being superseded by the Joint Local Plan, however the text in this paragraph was updated: SHDC is continuing to evaluate the allocation of land for housing as part of the new Joint Local Plan,</p>	<p>DS</p> <p>RH/DS</p>

<p>8.17. <u>P6 reference to Follaton</u> There was discussion as to the relevance of this paragraph. It was agreed to amend to remove reference to multiple sites being offered and to specifically reference affordable housing: <i>A potential development site (site 9a) has been offered adjacent to the existing houses at Follaton, which although close to Totnes is within Harberton Parish. This site could provide a significant opportunity for affordable housing.</i></p> <p>8.18. <u>P6 Housing Need and Demand</u> Include reference to housing allocation as included in the Joint Local Plan: <i>However, the total current housing allocation under the Joint Local Plan is about around 20 dwellings for Harberton village and around 30 dwellings for Harbertonford village, both for local inhabitants and those moving into the area.</i></p> <p>8.19. <u>P64 Response to SHDC Officer Community Action T8: To seek additional public car parking space within Harbertonford and Harberton.</u> In response to SHDC's officer comment with regard to evidence, the HNP group responded that further evidence not needed if this is an aspiration.</p> <p>8.20. <u>P64 Community Action T11: To seek off road lay-bys to allow safe bus stopping at Langridge Cross, subject to a satisfactory safety audit.</u> There was discussion whether to keep this in due to risk of village bus stop being lost. It was noted that the X64 doesn't stop in the village, but could be hailed from the A381 and therefore it was agreed to continue inclusion.</p>	
<p>9. Next steps Not discussed.</p>	
<p>10. Any other business Not discussed.</p>	

Next meeting Thursday 28th November. It was suggested to continue the meeting for a further hour to enable greater progress to be made on the draft. 7pm – 10pm.