

## Harberton Parish Neighbourhood Plan (HNP)

7.00pm Monday 19<sup>th</sup> December 2022 at Harbertonford Village Hall Meeting Room

In attendance: Cllr Douglas Hambly, Peter Cogley (Observer), Cllr Chris Bowley, Alex Crowe, Jem Friar, Sally Lougher.

Apologies: Cllr Prana Simon

Minutes: Cat Radford

### Agenda

#### Public Session

1. **Apologies** were received as above and sanctioned.
2. **Elect new members to the committee** There were none.
3. **Declaration of Interests**
  - 3.1. Register of Interests Steering group members were reminded of the need to update their register of interests. Alex Crowe had completed the notification of interests form.
  - 3.2. To declare any interests No interests were declared on items on the agenda
4. **Approve Minutes** The meetings of the meeting of 21<sup>st</sup> November 2022 were signed as an accurate record.
5. **Technical Package Update** (includes Site Assessment Process, Design Code Policy and Strategic Environmental Assessment)

It was reported that there has been a delay in signing off on the technical packages at the Department of Levelling Up, Housing and Communities. It was agreed that the group would carry on with planning consultation events, and make a decision at a later date as to whether they can proceed without technical package reports.
6. **Consultation Event Planning**
  - 6.1. Report on Actions from last meeting
    - 6.1.1. Harberton and Harbertonford Hall bookings (Sally) It was confirmed that the Parish Hall in Harberton is booked for 15<sup>th</sup> April and the village hall in Harbertonford booked for the 21<sup>st</sup> April. Sally will call both to confirm this week.
    - 6.1.2. Church availability (Cat) Cat has spoken with the vicar who has agreed in principle to an exhibition being held in the churches in advance of the consultation days.
    - 6.1.3. Expected dates for technical package reports (Cat) See item 5.
    - 6.1.4. Email reach into the community (Prana) Ongoing.
  - 6.2. Opportunity for discussion on consultation planning and actions going forward

There was discussion on the nature of the consultation event and on opportunities to compare responses given in a 2023 consultation to those responses given in 2015. **ACTION: ALEX** offered to look at the questionnaires used in 2015 and give a broad view of the questions asked then and how this may inform consultation questions asked in 2023.

It was noted that the technical package support will be given in the coming months will determine what information is needed and on what information the community will be consulted.

There was a query if consultation would take the form of a 'drop in' day, or if a mini one-hour conference approach would be appropriate. There was no decision made at this time.

#### 7. Draft Plan updates

- 7.1. Report on actions from last meeting
  - 7.1.1. Evidence relating to lack of capacity on single track roads for future development (Peter)

Peter had shared information with the steering group having made contact with Devon County Highways regarding their standing advice on planning applications and on looking at historic planning applications in the Parish. Developments of more than 3 dwellings on 3m single track roads contravenes DC Highways standing advice and would likely be opposed by Highways. This could be mitigated by passing places, but Highways would still require a traffic study. However Highways' is one of many inputs into the Planning process. **His recommendations are to:**

- Remove the statement currently in the plan that refers to the lack of capacity on single track roads for future development.
- For the Neighbourhood Plan to undertake its own traffic study in the Parish in order to give baseline data otherwise lacking.

He suggested, however, that whether to act on these recommendations should wait until Aecom had undertaken its work on Site Assessment, Strategic Environmental Assessment and Design Codes as this may have a bearing on how the Parish's road network impacts suitability of development sites.

**ACTION: Peter** offered to continue to look at aspects of the plan relevant to Highways.

7.1.2. Update on the 'Devon Rule' (Cat) Ongoing as there has not yet been a response from the Neighbourhood Planning Officer.

7.1.3. Update on Green Space Designations (Cat) Ongoing

7.1.4. Review of list of 'protected views' (Peter/Sally)

It was noted that whilst there is no legal right to a view, the 'loss of amenity' to a community is a valid objection.

Peter and Sally had reviewed the list of views that had been submitted by those completing the 2015 consultation questionnaire and identified some categories. It was proposed that the 2023 consultation exercise could continue this work with a bit more specificity, identifying top 10 favourite views within the parish, plotting the co-ordinates. It was commented that maintaining views of St Andrew's Church (Harberton) has affected planning in the past, as this is a heritage asset. The facts of this matter need to be determined. **ACTION: Peter** agreed to review the 2015 questionnaire with regard to wording about 'favourite views' to take this question forward in a more specific manner. **ACTION: Chris** commented that there may be resources available to the Tree Warden network with regard to maintaining particular views. He agreed to look into this and report back.

7.1.5. Village boundaries (Prana) ONGOING

7.1.6. Example principle residence policies (Cat) ONGOING

7.2. Opportunity for discussion on findings, further plan modifications and any actions going forward.

There was general discussion in which it was commented that the current draft of the Harberton Parish Neighbourhood Plan reads like a document that has been written by a committee over a long period of time and could do with a revamp.

It was commented that the plan is trying to satisfy too many thoughts and too many people. It was commented that the steering group managing the draft have to be careful about going too broad and opening up too much of an agenda.

It was suggested to contract the plan – shorten it and make it more punchy.

There was discussion on whether to focus in on the main purpose of the document - legal constraints on planning, or whether to continue with a broader, more aspirational document. No formal actions were agreed, however all steering group members were considering ways in which the plan could be improved and updated.

**8. Request for funds from Parish Council** Consider costed request for funds from Parish Precept

It noted that the Parish Council had requested a costed plan for Neighbourhood Plan spending in 2023/24 financial year before a figure were included in the budget. It was noted that there was an underspend on the Neighbourhood Plan line of the 2022/23 budget, that could be carried forward.

**ACTION: Sally** agreed to draft a costed plan for spending on a consultation event to submit to the Finance Committee before their meeting on the evening of 3<sup>rd</sup> January.

**9. Summary of actions before next meeting**

**ACTION: ALEX** offered to look at the questionnaires used in 2015 and give a broad view of the questions asked then and how this may inform consultation questions asked in 2023.

**ACTION: Peter** offered to continue to look at aspects of the plan relevant to Highways.

**ACTION: Peter** agreed to review the 2015 questionnaire with regard to wording about 'favourite views' to take this question forward in a more specific manner.

**ACTION: Chris** commented that there may be resources available to the Tree Warden network with regard to maintaining particular views. He agreed to look into this and report back.

**ACTION: Sally** agreed to draft a costed plan for spending on a consultation event to submit to the Finance Committee before their meeting on the evening of 3<sup>rd</sup> January.

**Ongoing actions carried forward from previous meeting**

**ACTION: CAT** agreed to liaise with the new Neighbourhood Plan Officer what has replaced the Devon Rule.

**ACTION: CAT** to check whether the 'Green Space Designations' that appeared in the 2018 draft have been updated as it was understood that work had been undertaken on these.

**ACTION: PRANA** agreed to liaise with South Hams with regard to the village boundaries and village centre definition.

**ACTION: CAT** agreed to liaise with the SHDC Neighbourhood Plan Officer to enquire if there had been any good examples of a principle residence policy in any adopted plans in the South Hams.

**ACTION: PRANA** agreed to speak with John McKay with regard to his email reach and if he would share information about exhibition and a link to the material on the Parish Council website, once published.

**10. Date of next meeting** Monday 23<sup>rd</sup> January

*Meeting closed at 20:27*