

Clyst Honiton Parish Council

CHPC NP Steering Group meeting 14th November 2017 at 7pm

Present: Janvrin Edbrooke (NP Lead), Graham Williams (Member of public), Mike Burden (Member of public), Lynne Askew (Cllr), Grant Harrison (Cllr), Alice Gent (Clerk)

Acceptance of Minutes: The CHNPSG Minutes from Tuesday 24th October 2017 were accepted as a correct record of the meeting.

Policy DES1: High Quality Design

Planners will be asked to go to this document to get details about design. Points a-h are the key pointers for planners to look at.

This policy references the Clyst Honiton Character Assessment. This Character Assessment (2015) was created and released to community, with copies left in pubs and church. The character of the village was split into different categories, and it sets out the key characteristics and unique features.

Point a): This point encourages unique looking but exceptional design developments. Houses that don't completely match local character can still be supported if they are exceptionally designed.

There are 5 distinct character areas within the village as shown in the Clyst Honiton Character Assessment Document that can be used to guide design issues, however, new developments can go out of the local context if they improve the look and attractiveness of the village. This is a decision that would be made by Council when the planning application is assessed at a PC meeting.

It is important that housing frontages are attractive. With old style houses (as on York Terrace) having frontages that lead straight onto the pavement, it is possible that new developments be set back a bit more, to allow more space and allow for greenery. However, the main visual impact would need to remain the same as existing houses, e.g. roof height, house size and density..

Point b): This point refers to the use of Heavitree Stone and bringing back this feature.

Point c): This point refers to the fact that if there are going to boundaries between properties, it shouldn't be wooden fencing. Locally-sourced stone boundaries and hedgerows encouraged. Especially as hedgerows encourage wildlife.

Brick-type fences were queried, and whether these should be mentioned in the policy. However, the policy cannot be this specific, but can refer to the photos in the back of the document which shows examples of favoured brick treatments, and this includes brick castellations, and Heavitree stone. When proposals come in, we can refer to these photos and say whether this is what we are looking for.

Point d): This point is in place to protect the Church, and the Vicarage. If a plan is put in that could potentially ruin the site as the historic centre of the village. The Parish Council can respond: Planning application is not supported as it does not conform with NP Policy DES1.

This includes the old school, as it is part of the central core area (see CH Character Assessment document p18-21). When looking at protecting and conserving the old frontage of the school, it would have to be in-keeping with the existing building.

Point e): This point is a way of ensuring properly designed, safe streets. This being a lot about density, safety and security.

Point f): This ensures that every plan that comes forward must take the trees into account. Trees mustn't be cut down, and the trees must be included as part of the plan and proposal. Noted that the desire to encourage more green areas can't be stated in this specific statement but has already been said in previous policies.

Discussion about diseased trees and whether these should be cut down. Could add section in this policy 'retain and replace (with very good reason)'. It is important not to cut down trees that do not need to be, as mature trees are a key, but threatened, part of the village. Cut-down trees would need some form of replacement, but by saying this, do not want to give the option to cut down a big tree and replace with a small tree. **ACTION:** Janvrin will ask Darren about this. Need some form of equal replacement, where reasonable.

Point g): This point ensures that any plans that are submitted must link with the existing pedestrian/cycle network. Policy for cycle and pedestrian is a separate policy. **ACTION:** When we come to look at this separate cycle and footpath policy, we need to ensure that future networks link in. Could add to this policy an element about the future e.g. 'Link into and enhance the existing **and future** pedestrian and cycle network.'

Point h): This point prevents buildings from going in that have no provision for parking, and is a response to a plea from residents that there is limited parking. Noted that there is a separate bespoke car parking policy. **ACTION:** Must check that there are links with AC 1, 2 and 3. Must ensure that there is more than enough parking in future development to avoid future parking issues. Janvrin will check this with Darren.

In relation to this overall policy, it was asked if this can be worded in a way that developers can take existing design from a badly designed existing house in Clyst Honiton and copy these, as this would mean they are still in line with the policy. Must ensure that developers utilise the best rather than the worst. Must get wording into this policy that developers must use the best of Clyst Honiton and not the worst, and need to be careful how much local character is reinforced if it is not currently of good quality design. **ACTION:** Janvrin will take this to Darren.

Steering Group accepted this policy as it is, knowing there will be amendments. These policies can be amended and commented on at the Community Consultation event and at Reg 14.

It was noted that the Character Assessment is a 2015 document and certain aspects might have changed since then (e.g. Home Farm), but these will have to stay as they were in 2015, as the content was correct in 2015. When looking at development of Home Farm we would need to come back to page 22 of Character Assessment.

Amendments considerations for Darren are for points a (concerned about the term character being too open ended), f (replacing trees issue) and g (enhancing existing and future cycle/pedestrian networks).

Policy NE2: Landscape Corridor

When the Community Consultation was done, the need to keep this green corridor as a noise and visual buffer was strong. It is going to be the only side of Clyst Honiton that will have an extensive green buffer – noise, wild-life and visual buffer.

This has been made as a standalone policy so that it doesn't get lost.

This has been named a landscape corridor because this is its function – it landscapes the village. It was questioned whether the trees in the Exeter Inn car park owned by Heavitree Brewery can be included in this.

There is the risk that Heavitree Brewery could get rid of this whole green space if they decided to develop it. It was also noted that these trees would encourage wildlife to move in closer to the village. The GIS stipulated that this would be the best corridor. This green strip of Heavitree Brewery trees can be protected by Policy NE1 and DES1 whereas the designated Landscape Corridor cannot be protected by any other policy and would be difficult to protect in any other way. Can be revisited, but would have to go back to Sarah and Jenny who designed it.

The foliage along the A30 to the left of the allocated line was questioned why it has not been included. However, the answer is that this area is not a continuous corridor due to the treeline being broken by a river and bridge. Highways and Church Commissioners have been written to by Janvrin to see if this can be allocated, as it provides a buffer.

There is also another green area on the other side of the road alongside the Bypass and roundabout, and the same reasoning for not being included in the corridor is also due to it not being a continuous corridor. This area would have to go back to the Open Green Space policy, but must be careful because Pound Corner allotments are likely to be reused, and this area could be a car-parking and unloading space for those allotments, so might be of great value for these associated facilities.

Lynne noted that if the village road is permanently closed following the 6-month trial, Highways have said that this section of road that will be closed off will be grassed and returned to the village. Therefore, there is the question of whether the Parish Council would be willing to take this on as a piece of work? Noted that it would have to always be open for pedestrians and cyclists. There are many options for this space; it could be a green space of any sort, connecting to the allotments, possibly including tree growth. Could be integrated to the Masterplan for the Parish Field. This will be discussed outside the Neighbourhood Plan.

Members confirmed they accept this draft version.

Amendment of text error where 'tree' should say 'trees' was noted.

Policy NE3: Protection of highest grade agricultural land

This policy is being revisited to clarify that it is important to see functioning farms to continue to produce crops for food and/or energy, maintaining the farmland countryside with its traditional use.

This was well supported from the community consultation. Looking at the policy to see if it covers this, the policy states the word 'agriculture' which includes both food and energy. This emphasises that farmers must be free to farm any sort of agriculture and not be limited in their farming.

Noted that Point b on this policy is being worked on and changed.

Discussion about farms being used for solar and wind power. It was questioned whether solar or wind can be included in this statement in relation to its purposes of agriculture or forestry. The only thing that links solar or wind power to land is the fact that they are physically situated on the land, otherwise it is not agricultural. It was suggested that another point could be added to this policy that makes it strong enough to protect high quality agricultural land from solar and wind farming.

It could be that farms are limited to a certain percentage of solar or wind farming on their land. Janvrin will ask Darren to see whether he can write in a clause that limits development of solar farms or makes sure that they are sensitively done. Could encourage solar panels on farm building roofs, as no policies have yet addressed this issue.

It was thought that considering the amount of development in Clyst Honiton, a solar or wind farm would all be too much, and people would not define this as agricultural land. **Amendments:** Janvrin will ask Darren for

guidance, and see how other places deal with these issues, what other policies are out there that talk about scale and positioning of solar farms.

No proof reading errors. Members accept this draft version knowing that it may be altered and amendments forward to Consultant Darren. This policy won't be put on the website yet as it needs more work.

Character Assessment (2015) and draft Policies for website

The proofreading and text errors for the Character Assessment (2015) were noted and compiled.

Have so far looked at 10 policies, and agreed to them in their draft form. It was agreed to adopt and agree to the 10 draft policies that have been looked at, noting text errors.

It was agreed that between Janvrin and the Clerk, these policies will go on the website, despite not yet being the final version, so that the community has access to the work in progress. Noted that these policies will be titled as '*Emerging Neighbourhood Plan*' to give idea that they are not finished.

Will add on the website that any comments with constructive criticism are gratefully received and can be emailed to the Clerk. Will put on Social Media telling people to look at policies on website. When posted on Social Media, Janvrin/Clerk will add a very short statement that will catch the readers eye, and let them know how their policy links to the needs of Clyst Honiton.

AOB

- ❖ Discussion between Janvrin and Darren about timelines, Darren thinks we can look at remaining policies within 2 or 3 more meetings.
 1. This first meeting will look at E3 (Local priority development areas for business and enterprise) and C1 (Community facilities and services) together.
 2. Next meeting will look at AC1 (Parking provision and new development), AC2 (Improved car parking provision) and AC3 (Pedestrian and cycle movement) together. Then will look at housing last, and this is because the policy for the Bypass site can't be done until technical work for the NDO has been done.
 3. Next meeting will look at the allocation of housing, which is H1 (Existing allotment site, York Terrace), H2, (Slate and Tiles site, York Terrace), H3 (Site adjacent to the Clyst Honiton Bypass), H4 (Residential amenity space and storage), H5 (Residential storage), H6 (Residential Infill Developments) and possibly H7 (Self-build residential). Noted that we would like to support self-build but if it not viable to do on the Bypass Site then it cannot be done. Research must still be done on it, but we are not sure it will be possible. It has also been decided to put in a single policy in to replace the allotments. There will be future allotment provision at Pound Corner. This housing meeting will take longer.
 4. Janvrin will send out the next policies E3 C1 and AC1 , AC2 and AC3 in advance.
- ❖ The Green Infrastructure Strategy is now a final document, and it was agreed that this will go up on the website. Noted that these policies are now all active, so are relevant as and when a planning application comes out. East Devon District Council have been informed that our policies will now be up on the website.
- ❖ Janvrin will send out a list of all the possible CIL (Community Infrastructure Levy) projects that come from the Community Consultation or Policy itself. This is so that money from houses can be directly used for CIL projects. The NP can compile a list of how that money can be spent, and with a NP you can get 25% for CIL money. With the 55 houses planned, a lump sum of money can be used for the community through CIL projects. A CIL project must be something that has an aim and an aspiration for the community.

Meeting ended at 20:52hrs.