

EXBOURNE NEIGHBOURHOOD PLAN

Minutes of monthly meeting held in the Village Hall on 22nd February 2018

Present:

Adam Hedley (AH) Sally Kenealy (SK) Gaye Langham (GL) Dorothy Gennard (DG)
Sally Hordern (SH) Michael Brady (MB) Kirk England (KE)

Action

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| 1 | Apologies: None | |
| 2 | <p>Evidence Base</p> <p><u>Site Allocation</u></p> <p>Prior to the meeting, AH had sent the Group the draft results of his assessment of site A (Meadow's Edge), site B (North Road), site F (Land to the North of Stowe Lane) and site G (Great Rookery Orchard), using West Devon Borough Council's ('WDBC's) new site assessment matrix. AH explained that site F had the most criteria measures that had been given a "green" or a positive/favoured assessment, which was interestingly consistent with the community's choice of preferred development site at the Consultation Day.</p> <p>MB kindly agreed to assess the remaining sites using the new matrix so that a full comparison could be made. AH agreed to send MB blank matrices for the relevant sites in electronic form.</p> <p><u>Local Green Spaces</u></p> <p>GL advised that she was continuing to make progress on her report to assess the suitability of each of the sites that were nominated to be a Local Green Space ('LGS') for designation as such in the Neighbourhood Plan ('NP').</p> | <p>MB</p> <p>AH</p> |
| 3 | <p>Plan and policy</p> <p>Following the previous monthly meeting, the Group continued their discussion of the draft "policy intents" Stuart Todd had prepared for the NP.</p> <p><u>Housing and built environment</u></p> <p><i>Protecting our heritage and ensuring sympathetic development</i></p> <p>AH indicated some personal reservations with producing a Village Design Statement ('VDS') for Exbourne, given the wide-range of building types in the parish, and felt a NP policy which listed key criteria that proposals should meet to be "well-designed" might be sufficient. However, it was recognised that such policies at Local Planning Authority ('LPA') level had been widely interpreted in the past, leading to some inappropriate development. In addition, the community had generally supported the introduction of a VDS at the Consultation Day.</p> <p>MB indicated he had already attempted to identify the general building characteristics of Exbourne in connection with his work on the Conservation Area Appraisal ('CAA') and kindly offered to try to develop this work into a VDS. It was therefore agreed that he should start work on this project and see if anything could be learnt from the team currently producing a VDS for Winkleigh.</p> <p><i>Preservation of Conservation Area and heritage assets</i></p> <p>MB explained that he was making good progress with his work on the CAA. He had been working closely with WDBC's Conservation Officer and various other bodies, including Devon Heritage. Whilst it was acknowledged that the CAA was a</p> | <p>MB</p> |

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| | <p>separate exercise from the NP, it was recognised that policies in the NP could provide that proposals affecting heritage assets should take the CAA into account (if it is adopted by WDBC).</p> <p>MB also reminded the Group that, at the Consultation Day, the community had generally supported the application of an 'Article 4 Direction' to the Conservation Area. This allows the LPA to have more control over small-scale development that does not normally need planning permission, known as "permitted development". It does not forbid development and improvements but just requires a planning application (with no fee) so that they can be done in a sympathetic way.</p> <p>Any case for an Article 4 Direction would need to be made with WDBC separately from the NP and MB noted that WDBC had been historically reluctant to issue Article 4 Directions.</p> <p>In his paper, Stuart Todd had explained that a heritage assets policy in the NP could help to protect designated / listed assets and could link through to a VDS. This policy could also identify and protect non-registered buildings and structures that are considered to be locally important heritage assets. AH asked the Group to provide him with suggestions for such assets, recognising that some had already been made by the community at the Consultation Day.</p> <p><u>Natural Environment</u></p> <p><i>Protecting the landscape, wildlife and biodiversity</i></p> <p>It was agreed that the Group should prepare a "Local Visual Landscape Study" for Exbourne, which any policies in this area could provide as a reference point for assessing development proposals alongside a Landscape Character Assessment and VDS. This could help identify particular areas of valued landscape and / or biodiversity requiring designation for protection, which might not otherwise be protected as LGS (see 'Open spaces' below). DG had already worked on preparing a Landscape Character Assessment for the Evidence Base Report. She had also begun noting some of the more significant views in and out of the village and kindly agreed to develop this into a more comprehensive Local Visual Landscape Study.</p> <p>AH mentioned that KE had found a good example of a Local Landscape Character Assessment which had been prepared in connection with the Porthleven Neighbourhood Plan. The fieldwork was carried out by members of their neighbourhood plan group, with guidance from a local environmental consultant. AH suggested that DG get in contact with Porthleven group to see if they could provide any advice and details of their consultant. KE agreed to forward details to DG and establish contact with the group.</p> <p><i>Devon banks and hedgerows</i></p> <p>Stuart Todd had noted that policy DEV30 in the emerging Joint Local Plan ('JLP') protects Devon Banks. Therefore, NP policy in this area would need to add value and specificity over and above this. DG agreed to begin work on identifying those banks and hedgerows requiring particular protection in Exbourne. Group members agreed to provide her with their suggestions.</p> | <p>ALL</p> <p>DG</p> <p>KE</p> <p>DG ALL</p> |
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IF YOU ARE READING THESE MINUTES AND INTERESTED IN JOINING THE NEIGHBOURHOOD PLAN GROUP, OR MAKING A CONTRIBUTION TO THE GROUP'S WORK. THEN PLEASE CONTACT ADAM HEDLEY ON 851648