

STRETTON GRANDISON, CANON FROME, CASTLE FROME & EGGLETON PARISHES NEIGHBOURHOOD DEVELOPMENT PLAN STEERING GROUP

Minutes of the Meeting of the Steering Group held on Wednesday 24th August 2016 at The Stables, Canon Frome, HR8 2TG at 7.30p.m.

Present:

Rob Manning, Douglas Smith, Malcolm Davies, Charles Pudge, Brian Willder, Peter Ford, Janet Lewis, Joan Landon-White, Lin Cook, Graham Cook, Martin Toner, Duseline Stewart, Andy Towers, John Campbell, Judith Ciotti and Don Priestman .

In attendance:

Janet Chester – parish council clerk

Welcome

The Chairman of the Steering Group Rob Manning welcomed everyone to the meeting.

To receive any Apologies

John Hamilton-Paterson, Brigid Bowerman

To consider the Issues & Options Paper prepared by Kirkwells planning consultants

Working through the paper, the first item discussed was section 2, "Draft Vision and Objectives" Kirkwells had suggested that the Vision should be a statement rather than a set of bullet points and their suggested wording was discussed and modified to read:

"The attractive rural environment and character of the Group Parish and the Stretton Grandison Conservation Area will be maintained and enhanced. To meet local housing and employment needs, some growth will be supported provided that any new build or renovations are sustainable and energy efficient." The draft Objectives for Housing, the Environment and the Economy were accepted. This forms the answer to Question 1, (page 6).

Pages 7-22 of the document contain the draft details of potential policies to be incorporated in the Plan and asks if they should form part of our Plan.

In order to keep the meeting to a reasonable length, the Vice Chairman proposed that we first decide whether those policies are needed. The detail of the policies will be debated and agreed at subsequent meetings. This was agreed.

Section 3.1 Housing

Policy 1 - Q2: Should the NDP include settlement boundaries for all or some of the (above) settlements and guide development proportionately to the most appropriate settlements?

Herefordshire's Core strategy identifies Lower Eggleton and Fromes Hill as the focus for new housing.

There was some discussion as to what this meant.

It was agreed that the answer to Q2 is YES.

Further actions: a) Clarify the meaning of focus.

b) Define the settlement boundaries.

Policy 2 – Q3: Should the Parish Council undertake a Call for Sites process to support site allocations in the NDP for new housing development in or adjoining the (above) settlements?

Answer: YES

Further actions: Issue call for sites (after definition of settlement boundaries?).

Policy 3 – Q4: Should the NDP include a policy or policies setting out criteria for new housing within the settlement boundaries?

Answer: YES

Further action: Decide the criteria.

Policy 4 – Q5: Should the NDP include a policy for development in the wider countryside or leave it to the Herefordshire Core Strategy?

Answer: YES, we should have a policy.

Further action: Decide the detail.

Q6: Should the NDP include a specific policy to guide any proposals coming forward at Homend?

There was quite a discussion regarding existing restrictive covenants, the significance of the Park as a Green Space and what might be acceptable development. It was stated that the estate owner would support the NDP decision. After this discussion, the Answer was: YES.

Further action: A long discussion to determine the policy detail, (supported by some accurate information?).

Policy 5 – Q7: Should the NDP include a policy encouraging particular house types and sizes within the Group Parish to meet the needs of the local area?

Answer: YES

Further action: Agree the detail.

Section 3.2 Environment

Policy 6 – Q8: Should the NDP include a policy which defines local landscape character and seeks to protect it by ensuring new development protects and enhances the local landscape?

There was a discussion as to the meaning of enhancement of the landscape and how it might be interpreted.

It was agreed to make the draft policy read:

“The NDP should include a policy which defines local landscape character and seeks to protect it, particularly isolated veteran trees.”

Further action: Agree the detail and identify the veteran trees.

Policy 7 – Q9: Should the NDP include a policy which identifies 1 or more areas of local green space for protection from development?

Answer: YES

Further action: Identify and justify the selection.

Policy 8 – Q10: Should the NDP include one or more policies to encourage locally distinctive design in new development?

Answer: YES

Further action: Identify locally distinctive design.

Policy 9 – Q11: Should the NDP include a policy to protect the special features of the (Stretton Grandison) conservation area?

Answer: YES

Further action: Agree the detail.

Section 3.3 Economy

Policy 10 – Q12: Should the NDP include a policy which guides the re-use of existing disused farm buildings for employment uses?

Answer: YES

Further action: Agree the detail.

Policy 11 – Q13: Should the NDP include a policy which guides new agricultural development of large farm buildings when planning consent is required?

There were strong views expressed both for and against having a policy, with references to existing planning and environmental regulations. The eventual answer was YES.

Further action: Agree the detail.

Policy 12 – Q14: Should the NDP include a policy which guides new polytunnels when planning consent is required?

Answer: YES

Further action: Agree detail.

Policy 13 – Q15: Should the NDP include a policy which guides community based energy schemes?

Answer: YES

Further action: Form a working group to explore local interest.

Actions are also detailed in 3.3.6 & 3.3.7

Section 3.4 Anything Else?

Q16: Is there anything missing that the NDP needs to address?

In answer, the meeting suggested that areas prone to flash flooding and excessive run-off of surface water should be identified and highlighted in the plan.

To Confirm Date for Next Meeting

End of October Date to be advised at The Stables, Canon Frome

The meeting was closed at 21.01pm

Signed..... Dated.....

