

WHITCHURCH AND GANAREW GROUP
NEIGHBOURHOOD PLAN STEERING GROUP

Minutes of the meeting held on 18 December 2017 at The Old Court Hotel

PRESENT G Litson (Chairman) G Hiscox S Borthwick P Lewis A Thomas P Cruttwell

ATTENDING K Shilton (Administration) W Bloxsome Data Orchard

1. APOLOGIES E Heyes

2. DECLARATIONS OF INTEREST

G Hiscox declared that he would be submitting a planning application proposal for a single dwelling on a plot of his home / land with the intention to down size his accommodation.

P Cruttwell and A Thomas declared that they have submitted Land Availability and Call For Sites papers to the Steering Group for consideration.

3. MINUTES OF THE LAST MEETING HELD ON 22 NOVEMBER 2017

These were agreed and confirmed by all the members present and signed by the Chairman.

4. ACTION POINTS FROM THE MINUTES

These were reviewed by G Litson – the relevant action points being agenda items for this meeting 18 December 2017.

5. NDP VERSION 6 STATUS AND READINESS FOR REGULATION 14 SUBMISSION

Feedback from G Hiscox – no further comments made.

Feedback from Data Orchard – all relevant comments have been sent to G Litson and G Hiscox for further distribution and Group consideration.

6. FINAL REVIEW OF HOUSING NUMBERS

6.1 G Litson reviewed the latest Housing Report and assessment – which had been sent to all members prior to this meeting.

6.2 A total of 53 dwellings representing 15 dwellings already built with a further 38 dwellings representing applications granted by Herefordshire Council from the allocated period 2011 to April 2017.

This report has been sent to Karla Johnson Herefordshire Council together with the relevant explanations.

The basis of 53 dwellings represents a shortfall of 12 dwellings – a minimum of 65 dwellings being the requirement for the Neighbourhood Plan within the Herefordshire Council Core Strategy.

6.3 The further options available to satisfy this minimum requirement were then reviewed and discussed by the Steering Group members.

Land behind The Old Court Hotel

Site 24 – 3 existing stone barns for conversion and 3 proposed new build dwellings.

All members agreed that the Settlement Boundary be revised and redefined accordingly.

Site 32 – the remaining land behind The Old Court Hotel

All members agreed a zero housing build with the Settlement Boundary to be revised and redefined accordingly.

Site 31B – adjacent to site 31A with planning permission.

All members agreed that a small portion of land area be available for a build of 6 dwellings.

All members agreed that the Settlement Boundary be revised and redefined accordingly.

Site 13 – All members agreed zero housing build on this land area.

From the above resolutions the minimum requirement of 65 dwellings is achieved.

7. SUMMARY OF ACTIONS NOW REQUIRED

7.1 Revise Options – Option 3 now the recommended Option for the Draft Plan development.

7.2 Housing Report – to be completed by G Litson.

7.3 Send revised Housing Report to Data Orchard for consideration and comment.

7.4 Settlement Boundary lines need an explanation of the justification.

7.5 S Borthwick complete the revised Settlement Boundary lines with Data Orchard.

7.6 Submit the Draft Plan to Whitchurch and Ganarew Group Parish Council and obtain a resolution of agreement of the proposed Plan to Regulation 14.

7.7 Submit the Draft Plan to Regulation 14 as soon as possible to Karla Johnson Herefordshire Council in order that the necessary SEA and HRA can be initiated.

7.8 Data Orchard to review the text prepared by G Litson for the Parish Council News Notes circulation.

7.9 Once Regulation 14 submission achieved Data Orchard recommend a special meeting to highlight what further actions are required.

7.10 Prepare a public notice for the Public Consultation – Data Orchard to provide a suggested template.

7.11 Reserve the Whitchurch Memorial Hall for the public consultation event.

7.12 Data Orchard highlighted that as yet there are no green spaces or amenities areas marked on the maps.

8. PLANNING MATTERS AND APPLICATIONS

Bridlestone Orchards Llangarron – development of polytunnels and associated works.
Defer this application to the Parish Council as it is not in our Parish.

Land adjacent to Old Pound Cottage Whitchurch – proposed 10 new dwellings – this is outside of the proposed Settlement Boundary being developed.

9. NEXT MEETING

G Litson will circulate suggested dates to the Steering Group members with a view to meet the first or second week of January 2018.

The meeting started at 5pm and ended at 7.15pm

Signed

Chairman

Date