

Dorstone Neighbourhood Planning Steering Group

held on

Tuesday June 2nd. 2015 - 7.30pm in Village Hall

No	AGENDA ITEM	ACTION	WHO
	<p>Present: Colin Thomas(Chairman), Mary Hession, Tim Rogers, Russell Goodwin, Sue Atkinson. Alistair Phillips, David Phillips, Sarah Cattrell, Richard Burt, Cathy Gethin</p>		
1	Apologies for absence: Sophie Robinson, Sam Banks Chris Hendy, Tony Usher.		
2.	Notes of the Meeting held on March 18 th 2015 were accepted		
3.	<p>Report on Herefordshire’s Local Plan following Inspection Visit. Colin reported on the advice received from the Herefordshire Council Neighbourhood Plan team following the Inspector’s review of the Local Plan, particularly the section on Rural Areas. In essence the Inspector was concerned on the ability to deliver the overall planned numbers of new housing in the period until 2031. Various amendments had emerged in response and these were currently being looked at by the Inspector and her conclusions were expected shortly.</p> <p>The implications for our Neighbourhood Plan were as follows</p> <ul style="list-style-type: none"> • We can continue with our criteria led approach given the small scale of new housing, although it may be sensible to have some discussions with landowners on possible sites. • The number of houses used to calculate potential growth, (i.e. the number the 12% is applied to) will be based on the number in the whole Parish not just the Village Area. Therefore the total number of households in the Parish was calculated on 2011 figures was 177. The 12% growth figure was applied to that figure, giving a total of 21 new houses required by 2031. There had been one house completion since 2011. There were however 11 housing commitments as at April 1st 2014 – 3 at Belle View/Village Green and 8 at Bage Court – Barn Conversions. There were also the two new houses recently approved on Chapel Lane. So the net new figure of new houses was 7. This was close to the new figures contained in the latest draft of our Plan before the Inspector’s review. • Due allowance can also be made in the forecast for “windfall development”, i.e odd houses built at individual sites throughout the Parish, e.g. Barn Conversions. • New developments should be planned within the Main Settlement Area. A query was with Sam as to how we could deal with the smaller settlements in the Parish i.e. the Bage, Crossways and Llanafon in terms of potential new housing. • Inspector emphasised the importance of Neighbourhood Plans being in compliance with Local Plans and the National 		

	<p>Planning Policy framework and therefore Sam had re-iterated her view that without very clear evidence we would have difficulty in getting our plans for new houses within existing curtilages outside the Village Area passed an Inspector.</p> <ul style="list-style-type: none"> The new local Plan had clearer criteria for intensive farming units. <p>It was agreed that Colin would make the necessary amendments to the final draft to reflect these changes and the relevant pages circulated for comment by the Group.</p> <p>It was hoped that given the outcome of the election for Herefordshire Council that once the comments of the Inspector to the latest amendments were received and agreed, that the Council would approve the Local Plan and that it would become effective in the Autumn. This would allow our Plan to be based upon the new Local Plan and not the old UDP.</p>	<p>Make necessary changes to the Housing Section and circulate for comment</p>	<p>Colin</p>
<p>4.</p>	<p>Supplementary Questionnaire</p> <p>A third draft Questionnaire was circulated prior to the meeting. It was agreed that a supplementary questionnaire was essential in order to obtain a community view on the topics covered. This was particularly true of the housing on existing site issue where it was appreciated that there was a risk of being non-compliant with the Local Plan. Without clear evidence of the community view, an attempt to include support for such a provision would be “dead in the water”. The following amendments were made to the third draft:-</p> <ul style="list-style-type: none"> The answers to the Question scale should be a simple Yes/No/No Opinion which was used extensively in the original questionnaire. The statements should be put as a question. The question for intensive livestock should read “ Is Dorstone Parish an appropriate location for intensive livestock installations?” 		

	<ul style="list-style-type: none"> • There should be a similar question to intensive livestock on Polytunnels. Colin will check out how these are described by Herefordshire Council to ensure we are only talking about larger scale tunnels. • The small houses size should be amended to 100 square metres and their sq. footage equivalent. • Curtilege should be referred to instead of boundary and a definition quoted. • Those included should be 16 and over not 15. • The narrative explaining the reasons for the questionnaire should be shortened. <p>It was agreed to circulate the re-drafted questionnaire to members of the Neighbourhood Forum for their comment. Finally the questionnaire would be handled in the same way as the original questionnaire with members of the Group being responsible for a “patch”, delivering and collecting to and from households. As this was a very short questionnaire perhaps only a week could be left between delivery and collection but this was left to the discretion of members depending on circumstances. Immediate responses were a possibility given there were only 4 questions. The aim would be to complete the questionnaire by mid July time and have the results ready for consideration in August.</p>	<p>Redrafted questionnaire to be circulated for comment by the Group</p> <p>Send to Neighbourhood Forum members Patch list to be revisited based on new electoral register</p> <p>Members to deliver and collect</p>	<p>Colin</p> <p>Colin</p> <p>Colin/ David</p> <p>All</p>
<p>6.</p>	<p>Timescales</p> <p>Everyone agreed that the aim must be to complete the Plan ASAP. The likely timescale was hopefully in line with the Herefordshire Local Plan finalisation. Outline timetable was as follows</p> <ul style="list-style-type: none"> • Carry out supplementary Questionnaire – mid July • Analyse and examine results – end August • Finalise revised draft Plan including SEA scoping & Habitat Regulations – end September • Reg 14 Consultation with the Parish/Herefordshire Council – October/November/December • Inspection Stage – New Year 		
<p>7.</p>	<p>Date of Next Meeting</p> <p>A date in August – to be agreed. In the meantime communicate via E Mail unless an urgent issue arises which requires a meeting.</p>		