

Dorstone Neighbourhood Planning Steering Group

held on Monday 3rd. March 2014, at 7.30pm at DVH

Present:

Colin Thomas(Chairman), Sue Atkinson, Richard Burt, Simon Gaze, Cathy Gethin, Russell Goodwin, Mary Hession, Alistair Phillips, David Phillips, Tim Rogers, Tony Usher.
Penny Platts (Minutes Secretary) Samantha Banks (Neighbourhood Planning Team)

1. **Apologies for absence: Sarah Catterall, Chris Hendy, Sophie Robinson**
2. **Minutes of the Meeting held on 6th. January were accepted as read**
3. **Matters Arising - All on Agenda**
- 4a) **HOUSING & SETTLEMENT – presented by Mary Hession**

Draft Herefordshire Council Core Plan not adopted yet by Council.

Small infill developments were acceptable to the majority who returned their Qs.

Herefordshire Council's draft proposals proposed a levy on the square meterage of new homes with 25% will be available to the Parish Council for use for community infrastructure and ongoing support for community use.

- Tony Usher: **Govt. plans for development of redundant AGRICULTURAL BUILDINGS** is due to be in place in a month. Only LISTED buildings would be protected – otherwise barns etc. can be demolished and new buildings built on the site or they can be developed. It classes as BROWNFIELD development. Only AONB areas and National Parks may be exempt.
- **ACTION***Sam Banks will seek clarification on this.**
- Mary H. – What powers will Parish Councils have in this case?
Sam B - In the past, Council Planners have been very protective of barns etc. and control conversions, but they may be overruled.

***SETTLEMENT BOUNDARY

- Colin – Will the SETTLEMENT BOUNDARY in the village need to be rethought – either smaller or bigger would have an effect? The status quo is understood by village residents. However, consideration should be given for future growth within the Village area, however defined.
Sam explained that the future core Plan's housing requirement, proposed a 12% increase in homes in the case of the Golden Valley which would be calculated on the number of homes in the existing village area, and not, as previously thought, the total number of homes in the Parish. The 3 houses still under construction near the Village Green will count as a credit towards the Village allocation. It would seem likely that there is sufficient available in-fill space within the Village area to fulfil the requirements. It must be stressed that , **ROBUST EVIDENCE** must be provided if the Neighbourhood Plan proposed a smaller growth target, for example - i.e. because of flooding dangers, environmental considerations etc.

However, buildings constructed outside the Village area in the PARISH as a whole **will not count** towards this total i.e. **the 9 houses proposed at The Bage will NOT count towards Dorstone's VILLAGE remit, as they are outside the present settlement boundary. They would be considered WINDFALLS.**

The status of THE BAGE will need to be discussed – 2 options - it could be given its own settlement boundary, or remain as an RA6 area - open countryside with its own criteria/covenants set for planning consideration. (section 106)

In the parish as a whole, there might be consideration given for the idea accepted by the majority of Q. responders for homes with attached workshops to encourage new businesses.

Also consideration must be given in the VILLAGE area to the development within existing plots – for example developments within existing gardens. There was always a danger that such developments might lead to overcrowded sites and the spoiling of amenity value?

IT WAS AGREED THAT IN LOOKING AT FUTURE HOUSING THAT A CRITERIA BASED APPROACH WAS PREFERABLE TO IDENTIFYING PARTICULAR SITES. SAM SUGGESTED THAT FURTHER RESEARCH IS UNDERTAKEN WITH OTHER COMPLETED PLANS TO SEE THE TYPE OF CRITERIA THAT MIGHT BE USED.

ACTION ***ALL MEMBERS ADVISED TO LOOK ON THE WEBSITE AT THE MAPS TO MAKE SURE THE DIFFERENCE BETWEEN THE OLD SETTLEMENT BOUNDARY AND THE CONSERVATION AREA IS UNDERSTOOD.

ACTIONColin will send out discussion paper on the settlement boundary and possible criteria with the minutes.***

ACTIONColin will also clarify the EXACT number of houses that must be provided within the settlement boundary.***

4b) ENVIRONMENTAL & ECONOMIC GROUP presented by Simon Gaze/Tim Rogers/Richard Burt

All details of all the FIRST DRAFT documents will be circulated to each member. Please send feedback to Simon BEFORE next meeting.

The group had looked at other plans and each topic was given 4 criteria for clarity and to create a regularised format for the final plan:

1. OVERVIEW
2. VISION
3. DEVELOPMENT MANAGEMENT POLICY
4. COMMUNITY ACTION POLICY

***Sam Banks drew attention to the fact that the final plan will need a standardised format

Think of - Results and Evidence/Vision/Plan & Policy. ***It was suggested there should be a glossary of terms and abbreviations used in the Plan in order that there was a good degree of consistency.***

ACTION SUGGESTED ALL MEMBERS TO LOOK AT PINTEREST – an electronic pin board from DLGC via Twitter (you do not need a Twitter account to access.)***

Infrastructure comments - Tony suggested that we think of 4G – not 3G – which uses old TV wavelengths – Dorstone to become a HOT SPOT not a NOT SPOT!!

Think of TECHNOLOGY schemes which involve other parishes to get benefits of scale.

TOURISM presented by Richard Birt (details will be circulated)

Sue asked that we clearly clarify terms to distinguish between second Homes and holiday lets. Russell suggested that a distinction could be based upon their treatment in business rates. Essentially holiday lets were properties whose essential purpose was part of a business making short term lets. Second homes were essentially a second home for someone living elsewhere with only casual letting.

A discussion took place on the merits of being part of a AONB. There were fears that such status might result in entirely new criteria which may result in unforeseen consequences for landowners and for planning & development.

ACTIONADD THIS TO QUESTIONS FOR CONSULTANTS.***

FLOODING – RB

Sect's Note NB – Pont y Weston NOT Ponty Weston!!

The solutions to local and area-wide problems will involve PLANNING RULES, HIGHWAYS and MINISTRY OF TRANSPORT regulations, criteria set by Insurance companies re. flood protection for buildings.

The Parish Council can already identify 'pinch points' where flooding occurs and the reasons for some of the problems. Inadequate road drainage to deal with field run off was also a serious problem.

The solutions to them depend greatly on GOODWILL of landowners etc. and maintenance of the infrastructure of drains, ditches, road repairs, dredging where permitted etc.

ACTIONAs a minimum there should be a FLOOD MANAGEMENT PLAN available from the COUNCIL which maps ditches, streams, rivers etc. which should be consulted asap.***

4c - COMMUNICATIONS & CONSULTATION Group presented by Colin

Think of outline of FINAL PLAN –

- Description of Dorstone and results of original Parish Plan
- Consultation Process
- Vision and Objectives
- Chapters on each policy area
- Appendices
- Glossary of terms

It was important to think carefully about the most effective means of carrying out the consultations on the draft plan. Merely giving a power point presentation was deemed insufficient and there was a need to have a more inter-active event –with lots of visuals and maps!

5. APPOINTMENT AND REMIT OF CONSULTANT

2 candidates will be interviewed.

Sam Banks suggested that if the final Plan had to go to a hearing before it was adopted, then the consultant might be needed to present the case.

The written style and vocabulary of the final plan could be brought together by the consultant

6. BUDGET REVIEW

In funds and expenditure was on track. Local Government grant must be used by END OF JUNE.

7. CONSULTATIONS ON DRAFT PLAN – deferred to next meeting.

8. DATE OF NEXT MEETING - MONDAY 31st. MARCH

Signed

Date