

Dorstone Neighbourhood Planning Steering Group

held on Monday April 1st 2014 at 7.30pm at DVH

No	AGENDA ITEM	ACTION	WHO
	Present: Colin Thomas(Chairman), Simon Gaze, Russell Goodwin, Mary Hession, Alistair Phillips, David Phillips, Tim Rogers, Tony Usher, Sarah Cattrell, Richard Burt, Sue Atkinson, Cathy Gethin, Sam Banks, (NP team)		
1	Apologies for absence: Sophie Robinson, Chris Hendy, Claire Rawlings (Consultant).		
2.	Notes of the Meeting held on March 3 rd were accepted		
3.	Matters Arising a) Sam explained the background to a change in Planning Regulations governing the re-use of redundant agricultural buildings. The Government was aiming to make it easier for redundant buildings to be converted into other uses, by waiving the need for planning permission although prior approval was still needed by the Planning Authority. This change would need to be reflected in the Herefordshire Local Plan policies for rural areas. Tim had obtained a detailed note summarising the changes which would be circulated to members.	Paper to be circulated	Tim/ Colin
4.1	Housing and Settlement Boundary Draft Paper 2 nd Draft paper previously circulated was discussed and the current settlement boundary (SB) was reviewed using the Village Map. Sam emphasised the importance of the settlement boundary as there was a presumption in favour of any proposed development within the boundary whilst applications outside were governed by different rules within the draft Herefordshire Local Plan & old UDP. Therefore it was essential to draw or revise the previous settlement plan boundary with great care as it would have a significant impact on future development and also the preservation of open spaces within the Village Area, It was agreed that the first part of the next meeting would take the form of a “walk around” the village area to help determine the possible line of a new settlement boundary. In the meantime members were encouraged to give some thought to how the line might be drawn. Previous checklists contained in the UDP for new settlements in open areas would also be obtained. Sam also suggested that the titles primary and secondary be replaced by “Location” and “Development”. This would require some revisions to the lists of criteria contained under each heading in the paper. Sam felt that further discussions would also be needed to on the issue of Affordable housing and this was something that she and Claire could undertake with the Council’s Housing Enabling Officer,	Members to have a look at the previous settlement boundary Walk to form first part of next Meeting Thought to be given to new SB Check list to be obtained Revise Draft Paper Meeting to be arranged	.All Members Colin All members Colin Colin Sam

	also involving members of the Group. Further thought was also needed on the design aspects a key influence as to what developments might look like.	Expand the draft to give more detail on this aspect	Colin
4.2.	Development and Adapting to Climate Change - No comments received and the format was agreed as a model for other sections of the Plan..		
4.3.	Community Facilities No comments received and the paper was supported. Sam highlighted the possibility safeguarding the community assets by placing them on the Community Asset register. These could include Village Green, Playing Fields, Village Hall, Pandy Inn could also be included which might be advantageous if there was ever a proposal to convert the latter to residential accommodation. Registration would give the community additional time (6 months) to put together a community purchase proposal. These could be included in the Plan but would not be part of the examination process. The possibility of allotments was also discussed.. These ideas would be incorporated in a revised draft for further consideration.	Revised draft	Colin
4.4	Infrastructure Needs for 21st Century Draft supported apart from deletion of reference to 3G to be replaced by latest technology	Edit Draft	Colin

4.5/ 4.6/ 4.7	Tourism/Conservation, Heritage and Landscape/Environment and Flooding These sections needed to be reformatted in the style of previous sections and also needed to be edited. A discussion followed on the issue of flooding and its impact on possible new housing development and this needed to be reflected appropriately in the revised drafts	Drafts to be edited	Colin
5.	Role of Consultant and proposed working arrangements The terms and conditions outlined by Claire Rawlings were accepted. Tim raised the issue of professional indemnity insurance and this would be checked. A letter outlining our immediate requirements, particularly in relation to housing development and a revised settlement boundary, would be sent to Claire who had agreed to provide a fixed price for this work.	Check Professional Indemnity and send letter outlining requirements	Colin
6.	Next Steps Shape of Plan and timescales. Sam explained that a test case in the High Court of the Tattenhall Neighbourhood Plan in Cheshire being approved ahead of the approval for the Local Plan for the County and this might have an impact of the approval process for NPs. In the meantime Parishes were encouraged to get on with the preparation of their plans. In the case of Herefordshire Local Plan approval was anticipated in the autumn but as it was unlikely that any Herefordshire Parish was ready to go to referendum by then, this issue should not prove a problem if High Court determined that NPs should only be approved when a formal Local Plan was in place. This led to a general discussion on timescales and there was general agreement that it was more important to get the Plan right, particularly the housing and settlement boundary issues, than rigidly keep to the planned timescale. It was particularly important to ensure proper consultation with the community and landowners. Sam agreed to scope the HRA and SEA, hopefully in time for the next meeting.	HRA and SEA to be scoped	Sam
	Date of Next Meeting Wednesday April 30th 2014 – 7.00pm meet at Village Hall for walk around Village Area..		All

Signed.....