

TARRINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

STEERING GROUP

Minutes of the Meeting of the Steering Group held on Tuesday 7th July 2015 at 7.30p.m. in the Lady Emily Community Hall, Tarrington

1. Members Present

(in alphabetical order)

Anthony Bush, Paul Butler, Maggie Daron, Jeanette Forrester, Robert Hodges, Veronica Hodges, Ian Howard, Trevor Kerr and John Tallis (Chairman)

Tarrington residents Jane Bishop, Anne Bush, Diana Davies, Terry Davies, Janet Pierce, Stuart Pinfield, David Roberts, Helen Roberts, Jane Roberts, Philip Stock and John Wainewright were also present.

2. Apologies

Janette Ward and Edward Watkins

3. Declarations of Interests

Philip Stock (landowner) declared an interest. John Tallis stated that he and others present who lived alongside the various sites had an obvious interest though not a direct financial one.

4. Minutes of Last Meeting

The minutes were agreed as a true and accurate record.

5. Matters Arising

In response to the minutes sent to him following the last meeting, Richard Price (owner of The Vine) sent an email to M. Daron which she forwarded to members of the Steering Group. His concern was that, when residents who attended the consultation open days stated a preference for a housing development in School Lane, they were given to believe that the site in Garbrook was unlikely to receive planning permission because it is on RA2 land. It would seem that the revised Core Strategy will give greater scope for building on RA2 land and R. Price asked if the outcome of this change of policy would lead to further consultation with residents. This sentiment was also voiced by several residents who attended this meeting. J. Tallis said that it was unlikely that another questionnaire would be produced but there will be more consultation with residents and the N.D.P. cannot be implemented without a majority vote from Tarrington residents.

The exact situation regarding the use of RA2 land in relation to future planning cannot be clarified until the revised policies in the Core Strategy have been presented to the full Council and adopted. It was pointed out by some members that, in addition to the questionnaire provided at the open consultation days, the results of the first

questionnaire and the pin map activity carried out during the first Open Day provide useful information regarding residents' preferences.

6. Chairman's Report

Herefordshire Council Plan Update

J. Tallis has been in touch with Sam Banks who reported that the Herefordshire Council Planning Department are waiting for the revised Core Strategy to be presented to the full Council in September. R. Hodges asked if there was any news regarding the updating of the S.H.L.A. map. Unfortunately there isn't so the Steering Group and the residents of Tarrington are going to have to continue to wait for both of these documents, the content of which will be essential to the shaping of the N.D.P. Sam Banks confirmed the number of historic planning applications as being 10 dwellings, which supports the information provided at the previous meeting.

Proposed Programme

Whilst waiting for the Core Strategy and the new S.H.L.A. map, there are several planned activities which can be completed including site assessments and a traffic impact study on key sites. It is still anticipated that a Draft Plan can be produced by October of this year. The Draft Plan will be circulated to all households in Tarrington.

7. Outcome of Planning Consultant Recruitment

M. Daron showed the group the forms which J. Tallis, R. Hodges, A. Bush and she used to assess the suitability of the three planning consultants who had applied to act on behalf of the Tarrington N.D.P. Steering Group to complete the N.D.P. process. The criteria upon which they were considered were qualifications, experience, their understanding of issues, personal attributes, availability and value for money (referring to quotes sent following the meetings). The group unanimously selected Dr. David Nicholson as being the best candidate. J. Tallis has contacted all three of the planning consultants and Dr. Nicholson will start his work in supporting the Steering Group in August, depending on the success of a grant application.

8. Finance

J. Tallis has applied for a grant of £6,300 (based on quotes supplied by Dr. Nicholson) and should hear as to whether or not the application has been successful within the next fortnight. It is estimated that approximately £500 will be spent on landscape advice and £1,500 on a traffic impact survey. The Parish Council has provided a precept of £1,000 which can be used to support the work of the Steering Group.

9. Discussion

A. Bush emphasised the importance that Herefordshire Council places on Site Assessments in reference to N.D.P. Guidance Note 21. S. Pinfield stated that he thought that it would be preferable for an independent professional to carry out such assessments. J. Tallis pointed out that the appointed planning consultant would provide

independent professional advice on the criteria used and the site assessments completed by members of the group. He also reminded all present that the number of new dwellings was a minimum number for housing development in Tarrington but that the N.D.P. could at the very least limit the number of houses being built through providing information regarding constraints on any individual site. R. Hodges said that the impact of traffic was an important constraint to be taken into consideration when sites were being assessed.

10. Site Assessments

It was decided that a sub group should be formed to take charge of completing site assessments. The following members of the Steering Group volunteered to take part in the group:- Anthony Bush, Paul Butler, Jeanette Forrester, Robert Hodges, Ian Howard, Trevor Kerr and John Tallis (although J. Tallis said he wouldn't be available to attend the first meeting). Questions were asked regarding whether or not it was necessary to contact all land owners; to carry out site assessments on land which was suitable for only five or less houses and whether or not it was necessary for site assessments to be carried out on land which land owners had already stated was definitely not available for development. M. Daron offered to email Sam Banks about these issues and send her replies to members of the Site Assessment Group.

11. Comments on Environmental Assessment

There were no comments about the revised Environmental Assessment provided at the last meeting but I. Howard said that it would provide useful information for the members of the newly formed Site Assessment Group.

12. Prospective Site Plans

All present had the opportunity to look at prospective site plans of the sites owned by the Stoke Edith Estate and Philip Stock. P. Stock said that no further actions would be taken until the N.D.P. is adopted. J. Tallis said that R. Foley had made a similar commitment.

13. Proposal for Further Consultation on Sites – Paper from P. Stocks's Agent

An opportunity was provided to read a paper providing information about the proposed site at Garbrook provided by P. Stock's agent. Some members of the Steering Group disagreed with some of the comments and found that the hydrological survey of the flood information was incorrect and at odds with the level 2 status re. serious flooding on the Herefordshire Council map which was presented by T. Kerr.

14. Actions to be Completed Before the Next Meeting

ACTION	PERSON/PEOPLE RESPONSIBLE
Contact Sam Banks regarding site assessments and report back to Site Assessment Group.	Maggie Daron

<p>Site Assessment Group to meet in the Lady Emily Community Hall at 7.30p.m. on Thursday 16th July.</p>	<p>Anthony Bush Paul Butler Jeanette Forrester Robert Hodges Ian Howard Trevor Kerr</p>
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15. Date for Next Meeting

The next meeting of the Steering Group will be held at 7.30p.m. on Tuesday 4th August 2015.