

Tarrington Neighbourhood Development Plan

Steering Group Meeting 8th July 2016-07-11

1. Apologies: Janet Pierce, Henry Webb

Present:

Steering Group Members: Maggie Daron (Chair), Janette Ward (Secretary), Sandra Langford, Paul Butler, Jeanette Forrester, Robert Hodges, Veronica Hodges, Ian Howard, Trevor Kerr, Edward Watkins, John Wilesmith

New member: Stuart Pinfield

Guest: Landscape Consultant – Carly Tinkler

Residents present: Philip Stock, Elaine Kerr, Celia Winters, Ann Wessel and Debbie Francis

The Chair announced the resignation of Anthony Bush and thanked him for the enormous amount of work he had contributed to the N.D.P. She then welcomed a new member who had requested to join the group, Stuart Pinfield.

2. Declarations of Interest:

Philip Stock (Landowner)

Steering Group: Site 1: Maggie Daron; Site 2: Maggie Daron, Robert Hodges,

Veronica Hodges; Site 6: Jeanette Forrester; Site 8: Stuart Pinfield; Site 10: Edward

Watkins; Site 11: Ian Howard.

3. The Chair welcomed Carly Tinkler, Landscape Consultant, to present her draft report on site 6.

Carly Tinkler outlined the process for landscape assessment which included a review of National Planning policy documents, Herefordshire Council Local Plan 2015, Natural England Guidance, GVAVA Visual Assessment guidelines, suitable scale maps with contours and PROWs, historic maps, DEFRA maps for sites of special interest.

Recommendations included the maintenance and reduction of the hedge in School Road, which is overgrown and has telephone wires running through it. Six “affordable houses” could be provided in the South Eastern corner of site 6. School Road could be improved to reinstate the footpath shown in the 1910-1920 photograph. A sustainable drainage system could be incorporated as part of the green space set out in the plan and local green space, also on the plan, could be provided as green belt with charity involvement to restore the traditional orchard.

The Chair enquired further about the identification of the “green space” within the new site. Carly Tinkler said this could be part of the N.D.P. and also suggested that clarification of “design codes” for houses could be included. The document “Guidance on Building Design” explains design codes, for example, determination of floor level, materials and what a developer should provide.

A resident enquired about the number of houses not meeting the requirements of Herefordshire Council and a S.G. member noted that it would be uneconomical for a developer to provide just six houses on the site. However, economic concerns were not part of Carly Tinkler’s brief. She explained that she is a landscape consultant, not a property developer or a planner.

A resident commented that, as the land does not belong to us, can we ask the landowner to reinstate traditional orchard? The reply was that Herefordshire Council grant funding could be available or alternatives sought.

Questions arose with regard to the proposed screening of a new development, why it would need to be screened and whether a new development could be of a similar design to cottages between Lady Emily Hall and The Vine, which have small front gardens bordered by low walls and traditional windows. Carly Tinkler explained that consideration needed to be given to the visual impact of the site from every view point. She also emphasised that the landscape report is not prescriptive.

Work required to reinstall the electricity pylons below ground would be costly but not insurmountable.

It was recommended that the settlement boundary could be drawn tightly around proposed settlement area.

Once finalised, the Landscape Assessment report will be published on the website and sent to David Nicholson for incorporation into his report for the N.D.P. The Chair thanked Carly Tinkler very much for her report.

4. Minutes of the last meeting held on 8th March were agreed and accepted.
5. The Chair reported that all green spaces have been clarified and sent to David Nicholson.

She also thanked John Wilesmith and Judi Ryan for their excellent work in analysing the Questionnaire and the Steering Group members and other volunteers who delivered and collected it. Copies of the results of the questionnaire had been left in the entrance hall of the Community Centre for residents to read.

6. The Finance Report to date was read out and circulated. The forecasted ‘overspend’ is due to not getting as much in the grant as expected and some additional work that

needed to be carried out in order for the N.D.P to be successful. The point was made that the vast amount of the work is carried out by volunteers who have given many, many hours of their time freely in order for Tarrington to have a successful N.D.P.

The budget breakdown for spending between April and September 2016 was:-

| | |
|----------------------------------------------------------|------------------|
| Landscape & Visual Appraisal of sites by Carly Tinkler - | £ 1663.00 |
| David Nicholson - planning consultant support - | £ 2500.00 |
| David Nicholson - attendance at meetings - | £ 375.00 |
| Hall Hire for meetings - | £ 75.00 |
| Admin & Finance Officer Costs - | £ 200.00 |
| Other Consultants Costs - | £ 50.00 |
| TOTAL = | £ 4863.00 |

Payment of a **further grant of £4663.00 has been received**. This is £200 short of the amount requested as admin. costs are not covered by the grant.

Invoices received to date:-

| | |
|--------------------------------------|-----------------|
| LECH room hire May/June - | £ 60.00 |
| J. Wilesmith – printing costs - | £ 113.69 |
| Data Orchard – questionnaire - | £ 96.00 |
| Carly Tinkler Landscape Assessment - | £ 2000.00 |
| Finance Officer - | £ 100.00 |
| TOTAL = | £2369.69 |

Anticipated future costs budgeted for:-

| | |
|------------------------------------------------------|-----------------|
| Room Hire - | £ 45.00 |
| David Nicholson – support & attendance at meetings - | £ 2875.00 |
| Other consultant costs - | £ 50.00 |
| Draft Plan Printing Costs - | £ 120.00 |
| TOTAL = | £3090.00 |

£2369.69
+£3090.00
=£5459.69
-£4663.00
=£ 796.69

Anticipated Overspend = £796.69

7. Summary from Chair:

As this was the last open Steering Group meeting before the Draft Plan is completed, thanks were given to all Steering Group members, past and present - especially John Tallis whose work was the backbone of the N.D.P.

Timeline number 8 sets out the next stages: The Landscape Report will be incorporated into the Draft Plan. D.N. will write the Draft N.D.P. during July and August, supported by the S.G.; D.N. will meet the S.G. to agree the Draft Plan; D.N. will present the plan to the Parish Council; the Draft Plan will be submitted to Herefordshire Council and the website will be updated with all documents. A copy of the Draft Plan will be sent to all households with a comment sheet and a consultation period of 6 weeks will follow. The final N.D.P. and Consultation Statement will be sent to Herefordshire Council; the Examiner will assess and examine the plan (including an independent site visit) and then the N.D.P. will go to Referendum for everyone in the Parish to vote.

Members of the Steering Group will be involved in continuing work for inclusion in the N.D.P. (as suggested by Carly Tinkler) such as "design codes" for houses.

The meeting closed at 9.10 p.m.

Please note that meetings will need to take place, as a matter of courtesy, with both Herefordshire Council and the landowner of Site 6 before the Draft Plan is finalised.