

MINUTES of a meeting of Cradley Parish Council's Neighbourhood Development Plan Group held in the Heritage Room at Cradley Village Hall on Thursday 6th August 2015 commencing at 6pm.

Present – Cllrs. C. Lowder, Cllr. G. Fielding, J. White, A. Scarsbrook, Seonaid Barber and Cllr. T. Lloyd Jones.

Also attending were Karla Johnson from Herefordshire Council, Paul Esrich from Malvern Hills AONB and the Clerk to the Parish Council. Also in attendance was T.Iwanczuk.

Minutes – The Minutes of the meeting held on 22nd July 2015 were taken as read, agreed and signed off.

Sign off of Questionnaire – Subject to two minor amendments (1) that the final sentence in the second paragraph "2 Development proposals" should be highlighted to draw attention to the fact that you may indicate your support for all, some or none of the proposals and (2) in Q4 the Strategic Gap should "remain as farm land as it is at present" rather than referred to as agricultural land.

These amendments were unanimously agreed and TLJ agreed to let the Clerk have the finalised document, and maps, for her to distribute to all Councillors prior to the Parish Council meeting on 11th August 2015.

Approach to be adopted to identifying housing sites given the parish has achieved its proposed allocation – Karla Johnson reported that Herefordshire Council is working with many parish council in the area and that there are 36 guidance notes on the Council website for assistance.

- 1) Once the Parish Council has a draft plan, this should be sent to Herefordshire Council who will assess this from the reports (free of charge) and send it through to the Parish Council to check. If there are no amendments required, then the Parish Council can send it out on consultation following which we will then progress to Reg 14.
- 2) Eardisley, Callow and Haywood, Staunton on Wye and Bosbury have all completed Reg 16. Bosbury have allocated and sited some housing in a flood zone which she advised may prove problematic. Colwall have a draft plan out but are seeking further advice from Kirkwells.
- 3) KJ advised that no plans have as yet been adopted in Herefordshire - the Core Strategy had been delayed due to the necessary provision for "wind farms" but it was hoped the Strategy would be finalised in September/October 2015 in the hope that Herefordshire Council can then approve and adopt it by November 2015.

TLJ enquired which Parish Councils in the area were of an equivalent size which might offer some guidance to Cradley. Karla Johnson recommended the Parish Council be concise in preparation of the draft, have a future vision and objectives about what is appropriate for the Parish and that local issues should be included, although she said there is no special format to be followed but the PC should include justification for the policies which we have included for adoption.

TLJ also enquired about identifying future sites for development because at the present time the Council appear to have met the quota required. However, it appeared the possibility of a community shop was encouraging developers to come forward with various development proposals. If the results of the Questionnaire prove that one issue gets supported, then the Parish Council would be prepared to take this into account.

KJ advised it is about having sustainable growth in the Parish. No more large development is required. However, provision for just one or two houses would show that we are open to some

development and infill. KJ advised that Bartestree & Lugwardine are a good example of this and have nearly met their targets .

With regard to the settlement boundary KJ suggested that we carry out a consultation prior to reaching Section 14 to show that we can identify smaller development around the settlement boundary to indicate that we want sustainable development within our Parish by allowing smaller developments and that we can rule out the proposed developments if they are shown as not required by Parishioners. Most of the latest development in the Parish has been by way of windfall, but the policy has to be deliverable outside the settlement boundary. It was suggested however that we include in the Plan the sites proposed by Carly Tinkler within the settlement boundary .

TLJ advised there had been no requests to change the settlement boundary other than a request from one local resident where part of his property/garden is outside the existing settlement boundary. It was finally agreed to hold a public meeting to discuss the boundary including comments we get back from the Questionnaire, rather than produce another questionnaire on the topic.

Funding – KJ advised that funding was available up to £8,000 payable in six monthly payments but advised that the Council should list what they are spending the money and only claim what they proposed to spend during that six months period. Additional funding was available if required via the Big Lottery Fund up to £10,000. Paul Esrich advised that his offer to assist with expenses was still on the table as mentioned at the previous meeting in April 2015 when an offer of £500 was made, and it was considered that this could be taken up in distribution of the Questionnaire.

It was agreed after the meeting closed that the group would look at the information they held and would want included in the Plan which obviously would include Carly Tinkler's Report, policies, and historical background. This would enable PE to give us an estimate of his costs in preparing the NDP.

However, it was noted that PE might not meet the criteria required as he was not a Member of the Royal Town Planning Institute (MRTPI) and the DCLG have strongly advised that Councils have an accredited member as a planning consultant, but KJ agreed to look into this and advise if this is not obligatory. It was further noted that any Big Lottery funds would not pay for consultants.

The meeting closed at 7.10pm.