

MINUTES of a meeting of Cradley Parish Council NDP Group held on
Monday, 20th April 2015 in Cradley Village Hall commencing at 7pm

Present – Cllrs. C. Lowder, G. Fielding, T.Lloyd-Jones and A. Eldridge and two representatives from Malvern Hills AONB – Paul Esrich and D. Armitage. The Clerk of the Parish Council was also present.

Also in attendance were the following representatives – R. Stoddard (local land owner), T. Iwanczuk (HOV) F. Hare (Cradley Sports) and Philip Thomas (local property developer).

The Parish Council Chairman, C. Lowder, advised that the purpose of the meeting was to present to the AONB representatives the various options being considered locally and to seek their views on the ideas put forward and also on the Landscape Assessment recently carried out by Carly Tinkler on behalf of the Parish Council. It was emphasised that no voting would take place, so it was unnecessary to seek any declarations of interest.

Introductions were carried out round the table and the Chairman invited the representative from each group to outline their ideas/wishes –

T. Iwanczuk (HOV) sought to offer a shop/cafe facility in the centre of the Village on Morgan's Field.

F. Hare (Cradley Sports) sought to provide sport facilities in the Parish using the land at the rear of the School for which they already paid One pound a year, and it was hoped to reach agreement with the school to include winter facilities. He advised he had done a deal with an adjoining farmer on a twelve acre site to the North of the school, allowing them to go for planning permission on the field which would include three full size football pitches with ample car parking facilities when in use. He advised that there was no intention to erect any buildings on the site nor would there be any flood lighting.

R. Stoddard (local land owner) advised he had consulted with both the AONB and Hereford Council regarding application for up to 32 units plus community centre, shop, Post Office, licensed cafe and working farm shop on land at Church Stile Farm. Although there were AONB issues which needed to be overcome and the impact this would have on the entrance to the Village, he said it was close to the School, Storridge and centre of the Village and he was seeking support from the NDP and the Community. In tandem with this proposal, he advised he had been in discussion for several months with Nigel Thomas and family, owner of the old Cradley Post Office and Stores with a view that should his planning application progress through Herefordshire, the whole site would be purchased by his family, subject to relevant permissions and approval, parts of which would be offered to the community as the site for the Community facility, village shop, post office and cafe meeting place, in addition to a micro local produce farm shop, bakery, butchers and dairy.

Phil Thomas sought development on two sites (1) the field now known as the Bean Field below Bumpy Lane, and (2) the field across the road from what has become known as Morgan's Field. Together both developments would amount to 43 houses in all, to include 8-10 affordable, and a new shop. The bulk of the Bean Field, once partially developed would be donated back to the community. His overall idea is that building should take place "inwards" in the Parish, thus protecting the boundary and surrounding areas and he advised he was ready to proceed with the consultation process. The Chairman raised concerns about flooding and drainage in the area which he proposed, but was assured that these matters had been taken into account and dealt with.

TJ commented she had nothing to say at this particular time.

AE commented he had nothing to say at this particular time.

The Chairman then sought views of the AONB who commented that whilst they had met with both R. Stoddard and the HOV group, they were not aware of any sports ideas before the meeting currently taking place, so they were therefore not in a position to give consideration to this matter at present. They commented that the proposals relate to three sites which are shown as having very low/low or low capacity for residential development in the Landscape Assessment which had been recently completed by Carly Tinkler. As such all of the sites may be problematic from the AONB perspective. PE suggested that there was little point in going through what the Landscape Assessment says about these sites since this is available for all to see in Carly's report. He also said that the AONB unit was largely in agreement with the findings of this report – which was a tool to be used by the community in its discussions and recognised that there were other sites which were identified as having a greater capacity.

TJ advised on the proposed date for the public Consultation on 3rd June to introduce Carly Tinkler's Landscape Capacity Assessment in the Parish and seek public opinion on the proposals, and it was suggested that the three development proposals be presented to the public on the following day. At this point in time the AONB said they were prepared to help out with funding of up to £500. towards the cost of a leaflet drop to advise Parishioners what was being proposed regarding the NDP and to try to encourage attendance at the consultation and display on the three proposals put forward this evening. It was considered the leaflet should be prepared by an external party, should take place within ten days and could contain an impartial view on the three proposals which had been put forward.

AE commented he was totally in favour of the event adding that the whole of the Village should be included in the Questionnaire and that he was aware of another option which might be put forward in the Parish.

TJ commented that there is no way the Parish Council, or the NDP, can be seen to support any of the three proposals put forward for consideration and could make no connection with any of them.

After thanking all those round the table for their participation, the Chairman declared the meeting closed at 8.30pm.