

MINUTES of a meeting held in Cradley Village Hall on Thursday 14th January 2016 commencing at 6pm.

Present – Alan Eldridge (spokesperson - AE) Kevin Welford, Sarah Herriot, Michael Plant and Wynne Harries on behalf of the HOV group.

Also attending – Tanya Lloyd Jones (spokesperson- TLJ) Anne Carver, Anne Scarsbrook, G. Fielding and Jeff White on behalf of the NDP group.

Also attending were Ken Nason (in the Chair on behalf of the Parish Council) and the Parish Council Clerk.

The Chairman sought details of the precise problem which seems to have occurred between the two groups – AE replied that the only problem was the precise wording regarding the strategic gap as follows ***“the strategic gap, depicted on the proposed map is defined between Cradley and Westfields and it is protected from all development except that which may be required to mitigate flood risks”*** which would in effect bar the proposed project put forward by the HOV.

AE commented that whilst the members of the HOV obviously fully support the NDP for the benefit of the Parish, they would also like to see a little more flexibility in the wording which would give consideration for a particular project on Morgan’s Field if the Community wanted one. He felt the existing wording was designed to exclude all development but hoped that agreement could be reached at the meeting which might take into account their proposals for a community owned project without weakening the resolutions in the NDP policy document.

When queried as to why the HOV group had not deposited a planning application for their proposal on Morgan’s Field, AE replied that they were not at that stage ready to do so. They had however taken up pre planning advice and added that whilst they do not legally own the field , certain issues have now been resolved with Solicitors and they are now clear to go ahead.

On behalf of the NDP Group, TLJ advised that they could not support the HOV proposal as the NDP do not have the evidence which the HOV group say they have received, and can only use the particular evidence received for the NDP and added that as the group were not accommodating individual projects, a special case could not be made for the HOV. Any proposal has to conform with the policies in the plan based on evidence collected over a five year process, and stressed that whilst there is no NDP in place, since the Core Strategy was accepted by Hereford Council, Cradley remains open to any developer putting forward plans for development to Hereford Council and this would also apply to the HOV Group.

Lengthy discussion followed and it was eventually agreed that the Parish Council should consult their Planning Consultant to see if he can come up with some wording which allows or assists Morgan’s Field being used as a community project which in no way compromises either the NDP or the strategic gap, adding that whilst it was appreciated that the Tattenhall policy is somewhat loose ie ***“green spaces will be afforded protection from new development unless exceptional circumstances demonstrate that proposal should go ahead”*** it was hoped that he might be in a position to come forward with an alternative proposal, giving us both solutions and also to advise us

on any risks which may be involved, adding that if amending the wording of the policy is inappropriate, are there words which could be included within the justification text for the policy which would not materially weaken the intention of the Policy? The parcel number for Morgan's Field as listed by Carly Tinkler is 61.

The Clerk was to circulate proposed letter to the Chairman and both spokespersons for approval prior to submitting the query to David Crofts.

The meeting closed at 7.35pm.

Signed..... Dated.....