

MINUTES of an Extraordinary meeting of Cradley Parish Council held on Tuesday 5th July 2011 in Cradley Village Hall at 6.30pm.

PRESENT – C. Lowder (in the chair), S. Adam, K. Nason, A. Symondson, M. Allfrey, W. Harries, A. Eldridge, F., Beard and R. Diamond. Also in attendance were Roland Close from Herefordshire Planning, Kat La Tszar from West Mercia Housing Association, Tina Wood from Herefordshire Council Housing Dept. and seven members of the public.

APOLOGIES for inability to attend the meeting were received and approved from M. Brooksbank, T. Lloyd-Jones and Simon Davies for business reasons and Ed Moseley for family reasons.

DECLARATIONS OF INTEREST – M. Allfrey declared a prejudicial interest in the land adjoining the School should this come up for discussion.

AFFORDABLE HOUSING –

Kat La Tszar advised that following the “housing need survey” a need had been proved and following discussion with the Parish Council, they had agreed that the way forward would be to provide twenty units of mixed tenure. Once a suitable site had been agreed, the Housing Association will go into planning consultation. Tina Wood advised that this would be an “exception site” providing housing for local people only.

The Chairman closed the meeting to allow public participation.

A question and answer session took place which included the following questions

- (1) ***What legal requirement there is that the houses are for local people only.*** Tina Wood explained that a legal document called a Section 106 Agreement would be entered in to which contains a local lettings policy and that you cannot retrospectively change back to a non local policy.
- (2) ***What if there are insufficient local people to take up the option.*** Tina Wood said they have to find a Tenant within 28 days of the property becoming available, failing which it would be offered out to people in the next local Parish if there is no-one registered on the housing list for Cradley.

M. Allfrey stated that when Buryfields was developed several years ago the Parish Council were told that this would include a Section 106 agreement but this had not been put in place and Tina Wood offered to look into this.

(3) ***Is there a guarantee.*** Tina Wood confirmed that the legal Agreement could be forwarded to the Parish Council and the local community to see there is a secure connection in place and advised that

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the two properties on the development taking place at St. Katherine's do have a local connection and do have a Section 106 agreement on them.

The Chairman re-opened the meeting.

Roland Close advised that the planning department have strict policies protecting the countryside but that under some exceptions they do allow development outside the village envelope, the fourth exception being the provision of rural exceptional housing for people in need who have a local connection. He explained how the Planning department go down this route.

It is now a matter for the Parish Council to make a decision on which site has the least disadvantages attached to it. Consultation will then take place once a site has been agreed before it goes to Planning Authority. The process will be advertised and will again go out to consultation several times to get formal feedback.

Tina Wood also agreed to send us further information in the form of reports and details of the housing survey.

PROPOSED - On a proposal by M. Allfrey, seconded by F. Beard and carried, the Parish Council went into closed session and all members of the public left the meeting.

Christopher Lowder

12th July 2011

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

Chairman.

