

Minutes of Border Group Parishes Neighbourhood Plan Meeting

Tuesday 1st August 2017 at 7.00 pm

Lingen Village Hall

Those Present

Parish Councillors

Philip Barnett, Maggie Brown, Stephen Chilman, Tom Dixon, Clive Gurney, John Walker, Simon Whiteman.

Others present

Samantha Banks, Bill Bloxsome, Colin Brady, Pat Brady, Lucy Clothier, Carole Dixon, Phil Eades, Alastair Gloag, Carol Gloag, Chris Jack, Gary Jones, Shirley Jones, Karen Kennerley, Sam Kennerley, Jean Richards, Jane Roberts, Maureen Robinson, Tony Swainson, David Thame, Joe Thomas, Simon Vernon, John Walker, Glyn Williams, Moira Williamson.

The Steering Group

Philip Barnett, Sally Barnett, Stephen Chilman (Chair), Tom Dixon, Clive Gurney, Chris Jack, Ian Morris, Jackie Morris, Philip Morris, Richard Ruell, Tony Swainson (Secretary), Harley Thomas, Joe Thomas, John Walker, Simon Whiteman, Glyn Williams, Bruce Williamson, Moira Williamson.

Minutes

Welcome.

Stephen Chilman (Chairman) welcomed everyone to the meeting and introduced Samantha Banks of Herefordshire Council and Data Orchard Consultant Bill Bloxsome.

Apologies.

Carole Gandy, Harley Thomas.

Conflicts of interest.

No conflicts of interest were declared.

Minutes of the last meeting

The minutes of the last meeting of 6 June 2017 were accepted as a true record. Proposer Simon Whiteman, Seconder John Walker.

The Chairman's Report.

The Chairman handed over to Bill Bloxsome who gave a resume of the situation with the aid of a PowerPoint presentation.

The original proposals at the Regulation 14 stage were for a 2011-2031 target of 36 dwellings. Adding the outstanding planning permissions, rural windfall and the outstanding rural windfall allowance brings the total to 44. A revised version of the number of dwellings was presented which listed 9 for Adforton, 8 for Brampton Bryan, 15 for Lingen and 4 for Walford.

A draft Schedule of Representations in Response to the Revised Draft Plan, dated April 2017 had been circulated to the Steering Group although time did not allow for discussion at this meeting.

The responses to the June/July further consultations on Adforton, Lingen and Walford were summarised. As regards the Adforton development, Bill Bloxsome felt that the plan was stronger with the extension proposed for the June/July consultation. It was pointed out that the fortuitous passing bays in Letton Lane were mainly in private ownership.

General Discussion.

Bill Bloxsome pointed out that Brampton Bryan has no green-field sites available. On the question of transport provision, John Walker remarked that Lingen was impossible to live in without a car.

Bill Bloxsome apologised for an error in drafting the Walford map as only the triangular area should have been included and this could accommodate four dwellings.

Regarding the Walford flooding situation, Bill Bloxsome said that “greenfield flow” would have to be shown on any development site as this is Government policy. Lucy Clothier said that flood insurance was not available in the area which was a big problem. Simon Vernon said that flooding has prevented development as Walford was effectively “living on a sponge” Tom Dixon said there were no suitable sites in Walford but he was prepared to compromise and accept a proposal for two dwellings instead of the current proposal for four.

David Thame and Cllr. Clive Gurney said that in order to make any progress we needed to accept the current proposals.

The Chairman called for a vote by the Steering Group on Tom Dixon’s proposal. The votes were; one in favour and seven against with one abstention.

David Thame has been preparing a “Character Assessment” for the area and hopes to have completed this in August. He will forward a copy to Bill Bloxsome and it is envisaged that each village could meet to discuss this. Sam Banks said that “amenity open space” might be a better term to use than “local green space”.

Funding of the NDP

The Chairman will check the funding situation and report back within the next week. The list of outstanding tasks for our Consultant is:

- To assist in responding to representations for Reg. 14 (2);
- To assist in the further consultation on minor changes as requested by the Steering Group;
- To assist liaison with HC over changes and submission under Reg. 15/16;
- To amend the draft NDP in the light of comments received and discussions with landowners;
- To prepare the Basic Condition Statement;
- To prepare the Consultation Statement;
- To assist in responding to any questions raised by the NDP Examiner;
- To amend the NDP in the light of the Examiner’s report;
- To attend such Steering Group and PC meetings as required to progress the above;

The Chairman thanked all those who had attended

The meeting closed at 9.00 pm

Next Steering Group Meeting TBA