

Minutes of Border Group Parishes Neighbourhood Plan Meeting

Tuesday 6th December 2016 at 7.00 pm

Lingen Village Hall

Those Present

Parish Councillors

Philip Barnett, Maggie Brown, Stephen Chilman, John Walker, Simon Whiteman.

Others present

There were some 12 members of the public present, together with:
Samantha Banks, Philip Barnett, Bill Bloxsome, Tom Dixon, Carole Gandy, Chris Jack, Maureen Robinson, Tony Swainson, David Thame, Harley Thomas, 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, Natalie Morton, Robert Nisbet, Richard Ruell, Tony Swainson (Secretary), Harley Thomas, Joe Thomas, John Walker, Simon Whiteman, Glyn Williams, Bruce Williamson, Moira Williamson.

Minutes

Introduction and welcome.

Stephen Chilman (Chairman) welcomed everyone to the meeting. And introduced Samantha Banks, (H.C. Neighbourhood Planning Team Leader), Bill Bloxsome (Consultant) and Carole Gandy (County Councillor).

Apologies

Mike Oliver, Joe Thomas.

Conflicts of interest

Philip Barnett, Harley Thomas and Glyn Williams declared an interest.

Minutes of the last meeting

The minutes of the last meeting on 20 October 2016 were accepted with some minor amendments.

Chairman's report

The Chairman welcomed everyone to the meeting and explained that work on The Plan was started in autumn 2013. A Regulation 14 consultation was run from 14th December 2015 to February 8th 2016 but this was declared invalid due to some procedural errors. A new draft plan was approved by the Parish Council on October 25, 2016 and it is intended that this will be published for a repeat consultation starting in January 2017.

Walford potential development

A number of Walford residents are not happy with the current plan and have written letters to the Steering Group which have also been seen by Bill Bloxsome. Tom

Dixon does not think the consultation should go ahead with the Plan in its present form and that the Walford proposals should be removed. He does not have a problem with the rest of the plan. Bill Bloxsome pointed out that if this was to happen the Adforton, Brampton Bryan and Lingen sections of the plan would have to be revisited. Harley Thomas said that Brampton Bryan would not take any more and Adforton was struggling. If Walford were taken out of the equation this must not raise the numbers in Lingen.

Sam Banks said that an indicative target of around 36 dwellings would be required as a minimum. Eardisland was also having problems. The Core Strategy targets were for the Leominster Market Area, not individual villages. General policies must allow for growth.

David Thame said that some 3/5 of the land was under single ownership and wondered if a way could be found to take account of the difficulties experienced by Border Group which may be a special case with special local situations. Any arguments must be evidence based.

Harley Thomas does not think that Border Group is really a special case. Sam Banks said that robust arguments were required and that an altered plan must not be seen as an attempt to stifle development. It was accepted that flooding was an issue, Harley Thomas thought this was not a serious one, although Simon Vernon did not agree, citing an occasion where 4 or 5 people were rescued from cars in Walford.

Tom Dixon said that the development proposals were unacceptable and over the target. Bill Bloxsome said that the Reg. 14 responses from Hereford Council had indicated that there were not enough houses.

Councillor Carole Gandy thought that some authorities were allowed to produce a plan for a shorter period. Sam Banks said that if there were insufficient development opportunities after such a period then the plan would have to be reconsidered.

David Thame was of the opinion that either we have a new plan entirely or we continue with the existing plan which has been approved by the Parish Council. He suggested that “surgeries” could be held involving Bill Bloxsome and The Steering Group during the consultation period. Extracts from the plan could be made available at the meetings. Bill Bloxsome also remarked that The Environment Agency had not responded to the previous consultation and it was hoped they they would provide some useful evidence on a consultation re-run.

Maggie Brown had queried the caption on Figure 4 and asked if it could be changed to “Barn Complex at Brampton Bryan for Potential Conversion to 8/9 Dwellings”. David Thame pointed out that this should not be done as the plan had been approved by the Parish Council.

The Way Forward

It was agreed that a second consultation would run from 12th January 2017 to the 27th February 2017 and that copies of the plan and boxes for response forms would be placed in Lingen Village Hall; Adforton Village Hall; Aardvaark Books, Brampton

Bryan and Leintwardine Library. The Plan and other relevant documents will be posted on the Parish Council website and the Lingen website.

If facilities are provided to accept responses on websites then the respondents' e-mail addresses must be hidden.

Fliers for distribution to all households should include the words "repeat consultation" to avoid possible confusion.

Finance

The Chairman thinks that there is sufficient funding available but he will assess the situation.

Next Steering Group Meeting

TBA

The meeting closed at 8.50 pm