

Allensmore Parish Council

Neighbourhood Development Plan Steering Group

Meeting 19, Monday 17<sup>th</sup> December 2018 8pm

Held at Pateshall Hall, Allensmore

MINUTES

Steering Group Members : Nick Chapman (chair), Yvonne Chapman (minutes to item 6), Tim Hancox, Merle Hancox, Tony Cramp, Jeremy Lawrence and Sally Lawrence (late – minutes from item 6)

Members of the Public : 2 – Michael Owens, Dave Tubb

**1.0 Apologies**

There were no apologies.

**2.0 Declaration of Interest**

As previously declared (Meeting 5: 21<sup>st</sup> August 2017). Jeremy also declared he has submitted sites during the call for sites process (Meeting 13: 16<sup>th</sup> April 2018).

**3.0 Approval of Minutes : Meeting 18 : Monday 19<sup>th</sup> November 2018**

The minutes were approved by the steering group and signed by the chair.

**4.0 Open Session**

There were no questions raised.

**5.0 Finance**

The expenditure is as budgeted. Kirkwells have been paid to completion of preferred options report. This leaves £2600 for Kirkwells costs up to but not including the final examination stage.

**6.0 Preferred Options Document**

Density

AECOM site assessment report uses a national calculation of 30 dwellings per hectare which is much higher than our area and we would not wish to see this density in our area.

The current density has been calculated to approximately 7- 8 dwelling per hectare. Louise Kirkup (consultant) calculated this using the new draft settlement boundary, for use in the preferred options document (which is relatively tight to houses and cuts through some large gardens) taking out the area of proposed sites and current of number of dwellings. There was some discussion whether the proposed sites should be left in but concluded that we would leave as Louise has suggested. It was proposed that there should be some flexibility within Policy A5 to allow for development of smaller dwellings when density may need to be higher to enable development

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Steph Kitto – Hereford Council NDP liaison

Nick had contacted Steph with the latest version of our document and comments were :

- a) Site allocation 16 is outside the settlement boundary and not adjacent therefore would not be in accordance with Policy RA2, however would be covered by Policy RA3 and RA5. She recommends removing the site and making reference to it as being appropriate for conservation in line with existing C5 policies RA3, RA5 and the NDP would support.
- b) Policy A7 – contact Balfour Beatty for information on drainage.
- c) Current building commitments are 15 rather than 14

It was agreed that a footnote would be added to the AECOM table re site 16. Tony would look into drainage and possibly an extra paragraph will be added.

Appendix 5 Heading would be changed.

All sites offered during the call for sites would be added as an Appendix.

It was suggested that a few photos still need a caption added and it would be good to add a few photos of listed buildings.

## **7.0 Consultation Planning**

Further corrections are being done to the document with the intention of publishing on the website during the first week of January. A small number of the Preferred Options Document would be printed. An open event is planned for 21<sup>st</sup> January between 7pm and 9pm (in place of the normal monthly NDP meeting). Questionnaires would be delivered to each household and information regarding the questionnaires, document and event will be published on the village e-board, current email NDP list and the Allensmore website.

## **8.0 Correspondence / Communications**

Steph Kitto as above.

Louise Hamilton had asked whether the AECOM site assessment report (publically available on the website) could be quoted in a planning response – it is in the public domain so yes. Nick has spoken to John Johnson, Ward Councillor, regarding the NDP and at what stage we were at and although not fully adopted there is some weight to it when planning is taken to committee stage.

## **9.0 Items for Next Agenda**

Feedback on Open Event

## **10.0 Next Meetings : Monday 21<sup>st</sup> January 2019 (Open Event) Monday 18<sup>th</sup> February 2019**

Allensmore NDP Steering Group Meeting 19 Minutes

17<sup>th</sup> December 2018

Signed .....as a true record by Nick Chapman (Chairman)

Dated : 18<sup>th</sup> February 2019