

Colwall Parish Council

Minutes of the Assembly of the Parish Meeting duly convened and held at the Colwall Village Hall, Mill Lane, Colwall, on Wednesday 31st January, 2018 at 7.30pm

1. Welcome and apologies for absence.

The Chairman, Mrs. Nicky Carless, welcomed circa. 198 members of the public.

9 members of the Parish Council -1 member acting as Clerk to the meeting

Apologies had been received from Councillor Roland Trafford-Roberts

2. Following the welcome by the Chairman the meeting was handed over to Councillor John Stock for the presentation of the Draft Neighbourhood Development Plan.
3. This event had been widely publicised throughout the Parish via Notice Boards (both Colwall Parish Notice Boards and General Notice Boards) Further notices were exhibited in the Village Hall, Library, Post Office , Café and local stores.

4. Councillor John Stock's notes of the presentation attached

5. Parishioner's Question Time.

Q 1 Why when there are two alternative sites in the offing – Chevenham and the Nursing Home – how can you be considering taking AONB land which is vital to preserve, it is precious.

A There are no plans as yet regarding Chevenham and the possibility that there would be no difference in the number of homes (properties) between the flats and possible houses or even a short fall. The Bottling Plant at present has planning permission for a Nursing Home which does not count towards the number of dwellings

Q 2 The Old School Site was found unsuitable for rebuilding as the New School Site so what will be the consequences on the neighbouring area should the water table be raised due to development and has any consideration been taken on that? How did you decide on the number of houses on that site?

A We have employed an Architect who is well known in laying out sites and we have asked him and Carly our landscape Advisor to develop something that would fit in the area, they came up with 14. A developer would have to demonstrate that there would be no water ingress into the neighbouring area. The Parish Council and neighbours would be involved in objecting should they think that it is not appropriate and taken into consideration when the plans come to the Planning Committee

Q 3 Houses were supposed to be developed on the site in Mill Lane next to the New School, What happened?

A The Parish Council was asked to carry out the consultation to determine where the new school should be sited. Herefordshire Council originally wanted a mixed development but later decided that a mixed development was not appropriate. When the school was designed great effort was

made to landscape it appropriately. This has been too successful as the landscaping has provided a hard edge to the village and the land beyond is no longer able to absorb development..

Q 4 On the proposed Grovesend Farm site the access would seem to be dangerous. Has another access been considered? For example, via Walwyn Road, next to the Thai Restaurant development?

A Yes we have considered alternative access routes but they would have more impact than we wanted to inflict however, in discussion with Herefordshire Highways there is a condition in the plan that requires an all-weather, all-year, route suitable for pedestrians and cyclist between the site and the main part of the village to be provided.

Q 5 Has an access to the proposed Grovesend Farm site been considered via Stone Close.

A Yes this has been considered.

Q 6 Were you constrained by the AONB and the protection it provides. We still seem to be required to provide the same proportion of houses as areas outside the AONB. Shouldn't there be a reduction on that because we are constrained by that and a lot of areas we would want to develop we are prevented from doing?

A Essentially Herefordshire Council decided to apply the same 14% increase throughout all the rural areas. We might feel a bit aggrieved because of the AONB but I know of other areas far worse off because such a percentage of their parish area floods. Yes we may feel aggrieved but others are worse off.

Q 7 Are there any Plans for Starter Homes within the Parish for Young and also for the Older Local people?

A Yes in our planning criteria Aim 9 we have set a requirement to have a mix of homes in the Parish. We hope developers take the latest data produced by Herefordshire Council and provide suitable homes.

Q 8 On the Old School site at Colwall Green will the developer be allowed to decide the number of properties?

A Herefordshire Council Planners enforce the final number

Q 9 Who appoints the Examiner?

A An Independent Inspectorate runs the panel of Examiners . The areas for inspection are advertised for examiners but the bidder must demonstrate from past experience in a particular area that they are suitable and also have to demonstrate that they have no connection with the Parish. Herefordshire Council will then decide and we the Parish Council also get a say in this decision.

Q 10 Assuming the Neighbourhood Development Plan is adopted – who has the final decision?

A Once the plan is in place Herefordshire Council can say no

Q 11 On any developments will 106 monies automatically be used for infrastructure and what about CIL?

A A percentage of CIL monies would go to projects within Colwall. However CIL has not yet been adopted. CIL- No Plan 15%, With Plan 25%. S106 gives right for Herefordshire Council to

charge developers of new housing to support infrastructure. However, due to a Ministerial 'comment' no S106 is payable for developments of 9 or less. Hence the difficulty of achieving more than 9 on the Thai site.

Q 12 Should we ask our Herefordshire Councillor, who is present, to answer questions?

A No this would not be the appropriate place for such discussions

Q 13 Should we be making representation to Herefordshire Council making our feelings felt on the overarching policies that are getting in the way of us doing what we want?

A Yes, you can write but it's to Central Government not Herefordshire Council.

Q 14 Could local People, via the Parish Council, purchase and develop land within the Parish?

A The Parish Council could buy and develop land but currently does not own any land

Q 15 What about Affordable Housing, particularly for younger people, should we be looking after our local residents on the plan?

A This would be very difficult and could put too many requirements on the Plan which could result in a failed statement because the target would be unrealistic.

Q 16 The Council must feel as if it's between a Rock and a Hard Place. If Herefordshire were to carry out their referendum must they get 51% majority. What happens if they don't?

A We don't have a plan. It's not strictly 51% it's one more than half.

Q 17 So quite literally as a Parish we are free to think what we like as long as we know we're wrong?

A

Q 18 With S106 and CIL monies if the developers build more than 10 houses do we automatically get all the money?

A No, the money can be allocated to schools, playing fields, drainage etc., by Herefordshire Council. We have no say with S106 but would have a say with CIL. However to be fair to Herefordshire they do listen to us

Q 19 The Thai Restaurant site application came in before NDP was in place we are now 5 years down the track. How long before we can have a plan that can protect us?

A All Previously predicted time scales have been wrong. We hope consultation should be done by March and Regulation No. 16 by Autumn.

Q 20 Assuming the Plan is Adopted and Statutory what guarantees there won't be any changes

A The Plan should give more teeth to object to other developments

6. Members of the Public thanked Councillor John Stock for his excellent presentation and willingness to answer all questions. Thanks was extended to all Parish Council members involved with the NDP.

7. On the Web Site you will find the Planning Policy, Minutes of Meetings Bibliography (documents referred to during the development of this NDP)

Landscape Sensitivity and Capacity Assessment, SEA, HRH

The Web Site contact is: www.colwallneighbourhoodplan.org.uk

The public are asked to respond to this consultation and were reminded that respondents must be parishioners.

The preferred consultation would be on-line www.colwallneighbourhoodplan.org.uk

or email using PDF

or hand written and sent via post to The Clerk, Colwall Parish Council.

The meeting closed at 9.45pm

Chairman

Date.....

Attached - Councillor John Stock's Presentation Notes