

Wellington Heath Neighbourhood Development Plan 2018 Review

Minutes of Working Group Meeting 10th July 2020

Present: David Williams (DW), Peter Constantine (PC), Colin Davis (CD), Frank Rozelaar (FR), Tony Cooke (TC), Richard Hurley (RH).

| Agenda Item | Minutes | By Whom |
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| 1 | No apologies or declarations of interest were recorded. | |
| 2 | The minutes of the virtual meeting held on the 21 st May were approved. RH agreed to take minutes. | RH |
| 3 | Two matters arising not on the agenda were raised: <ol style="list-style-type: none"> 1. It was noted the land on Beggars Ash (formerly the subject of a planning application for a caravan site and within the Settlement Green Gap) is for sale. Possible acquisition by the Parish Council was discussed. 2. An application for registering the Farmers Arms as an Asset of Community Value (Policy WH11.2.1.) was considered. DW advised that Mark Beaumont (Parish Councillor) had received advice from HC regarding this and that the requirements to prove community use seemed more extensive than the previous application made in 2012. The PC will continue to consider the application. | |
| 4 | DW advised that no further information had been received from HC other than clarifying that Policy WH6 could be split into subsections to assist reading by the HC planning office and others. Progress by HC on reviewing their Core Strategy was slow and it was unlikely that formal adoption of the revised Local Plan would take place until late 2021 or even 2022. In view of this and the need to press on with the NDP review so that it retains its full validity after October 2020 (Para 14 NPPF) it was felt we should leave Policy WH6 unaltered and leave any amendments necessary to comply with the new HC Local Plan until a further review of the whole NDP in 2022. | |
| 5/6 | <p>5.1. Progress on developing the Allocated Sites was discussed:</p> <p style="padding-left: 20px;">Site 19a North: the new access arrangements have now been approved and revised planning consent was awaited.</p> <p style="padding-left: 20px;">Site 21: Although work has commenced on site, ownership and access complications were delaying further progress.</p> <p style="padding-left: 20px;">Site 23: Andrew Sumner had advised that a revised application will shortly be made. The delay has been due to HC's requirement for an ecology survey which could not be conducted until the summer.</p> <p style="padding-left: 20px;">Site 19a South: The site had recently been sold and the new owner is intending to apply for planning consent for 5/6 large houses soon and to build during 2021.</p> <p>5.2. The proposed amendments to Policy WH17 to ensure compatibility to the Highway Design Guides were approved.</p> <p>5.3. FR took the meeting through his proposed amendments to bring the NDP into line with the 2019 NPPF. Much discussion took place the results of which were as follows:</p> <p style="padding-left: 20px;">The Introduction to Parishioners is to be generally reviewed/rewritten.</p> <p style="padding-left: 20px;">Line 23 – no change.</p> <p style="padding-left: 20px;">Line 58 - no change.</p> <p style="padding-left: 20px;">Para 2.1/2. – Refer to the new 2019 NPPF with an explanation of how this impacts on HC's new Core Strategy and the NDP possibly lifting some text from the HC guidance note in a new para 2.4.</p> <p style="padding-left: 20px;">Para 3.2. – Change "Local Distinctiveness" to "Local Distinctiveness and</p> | FR to amend all except where stated |

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| | <p>Character". Remove some former NPPF numbering and wording and replace with new as proposed by FR.</p> <p>Para 3.3. – Para 126 of new NPPF should replace the first two paragraphs.</p> <p>Para 3.4. – Update numbering and wording of new NPPF.</p> <p>Para 3.5. – Delete reference to old NPPF para 76 and replace with new para 99 and consider incorporating some new wording from new para 99 and 100. Note the new HC Core Strategy may make other changes but clearly these are not yet known.</p> <p>Section 4 – Housing Numbers. These are required to be updated.</p> <p>Section 9. 2.1/2 – The statistics on Housing Mix and Need should be updated.</p> <p>Section 9.2.4. – Affordability – some of the old NPPF wording should be substituted with the new and consideration given to whether all the new wording should be included in a glossary.</p> <p>Section 9.4. – Delete wording at the end of the first paragraph as suggested by FR.</p> <p>Section 16 – the date of the NPPF needs to be changed. The link still works.</p> <p>5.4. Policy WH11.1. – consider any changes necessary after some research on the Community Infrastructure Levy applicable to Herefordshire.</p> <p>Policy WH11.2. – insert "12 months" for the period of marketing for community use.</p> <p>Policy WH18 – Broadband – some minor changes as a result of the recent Gigaclear installations may need to be incorporated.</p> <p>Group members are to provide suitable wording to FR who would amend the NDP as appropriate and publish to the group prior to the next meeting. The aim is that the whole NDP review will be completed by 18th October 2020.</p> | <p>PC/DW</p> <p>FR/CD</p> <p>FR</p> <p>FR</p> <p>DW</p> <p>FR</p> |
| 7 | It was agreed the article for the Parish Newsletter should be amended to suggest a further review will be necessary after the revised HC Core Strategy has been adopted. | PC |
| 8 | No AOB. | |
| 9 | Date of next meeting: 7 th August 2020 and monthly thereafter. The meeting closed at 5.15pm. | |

Documents distributed before for the meeting:

1. Agenda.
2. Highways Design Guide Comparison.
3. NPPF revisions review v.07.
4. Buildings completed and in planning stages v6.
5. Andrew Sumner email 26.05.20.
6. New AVC registration for the FA / note from new owner of Site 19a South.
7. Communication for August Newsletter v1.