

Wellington Heath Neighbourhood Development Plan 2018 Review

Minutes of Working Group Meeting 7th August 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
1	No apologies or declarations of interest were recorded.	
2	The minutes of the meeting held on the 10 th July were approved subject to a minor amendment to paragraph 2.1/2. RH to recirculate. CD agreed to take minutes.	RH
3	There were no matters arising that are not on the agenda.	
4	DW updated the meeting on The Farmers Arms as an asset of community value. Mark Beaumont, on behalf of the Parish Council, has submitted an application to Herefordshire Council including details of community use of the Farmers Arms. A decision is awaited. Sale of the Oak Tree View field – DW advised that the Parish Council did not intend to purchase the site. The meeting considered that an enquiry as to the purchase price should be made and TC will pursue this.	TC
5	Planning application decisions on allocated sites 19a north and 23. Site 19a north – Application P200681 – an application for 3 four bed houses. The plans of two of the houses show 3 bedrooms and an office but it is effectively a fourth bedroom. The NDP policy is for 3x3 bed bungalows but before adoption of the NDP permission was granted for 3 houses. Various applications by the new landowner have been made to amend certain conditions of the original permission (P/172149), and these were approved. A different application has now been made for planning permission for a revised development scheme (P200681). Site 23 – Beck’s Orchard, The Common – application submitted for 3x3 bed 2x2 bed houses. Access from The Common. The NDP policy is to support up to 6 houses. Discussed the possibility of the site being offered to a housing association. This issue can be raised with the Sumner family once the outline planning application is determined.	DW to comment for the Parish Council PC
6	FR submitted a revised version of the NDP to reflect changes discussed at the last meeting. Following review the following was agreed: Line 21 – add <i>Local Plan</i> to Core Strategy. Line 24 – change ‘has’ to <i>each of its parishes has</i> Line 31 change ‘two years’ to <i>2016 – 2018</i> . Lines 41-44 – reword to change the tense. Lines 68/69 – delete. Page 3 – change the photo of Fir Tree Cottage. Line 78 – remove page number reference. New paragraph after line 92 – FR additions agreed subject to changing ‘planning documents’ to <i>strategic planning policies</i> and add <i>proposed</i> to the end of the paragraph. Line 173 - add <i>Local Plan</i> to Core Strategy. Section 2.4 - FR additions agreed subject to changing ‘The Herefordshire Core Strategy was adopted in October 2015 and therefore a review is required’ to <i>The NPPF has been amended and updated since the Core Strategy was</i>	

	<p><i>adopted, therefore a review is required. Correct typos 'appart' and 'ther'. Last line – insert outcomes to 'planning policy outcomes intended'</i></p> <p>Sections 3.2, 3.3, 3.4 and 3.5 - FR additions agreed.</p> <p>Title 4.1 – change to Windfall Development and <i>Planning Applications</i>. FR new paragraph agreed.</p> <p>Sites table at page 16 – discussion on whether to include changes such as 0 additional dwellings and more detailed descriptions. Agreed to change title as proposed but with date of 31 July. Agreed to leave changes for the final version of the NDP – PC/FR to review changes.</p> <p>Section 4.2 - FR additions agreed.</p> <p>Section 9.2 – update data on Current Housing Stock and Tenure, Housing Need Consultation and Evidence, Affordability.</p> <p>Section 9.2.4 Affordability – FR new paragraphs and deletions agreed. Delete <i>Homes that do not meet the above definition, such as "low-cost market" housing, may not be considered as affordable housing for planning purposes</i>. Delete and reword details of individual house process to anonymise and use average prices where appropriate.</p> <p>Line 768 – FR deletion agreed.</p> <p>Section 9.5 – first paragraph, move 'in 2017' to <i>with landowners in 2017</i></p> <p>Lines 831-836 – FR changes agreed.</p> <p>Line 839 – change FR wording to include the latest update on dwellings approved or proposed. Insert space after paragraph.</p> <p>Line 844 – 848 – FR changes agreed.</p> <p>Section 11- Community Facilities – to be updated once the application for the Farmers Arms as an asset of community value is decided.</p> <p>Policy WH11 – FR inserted words agreed.</p> <p>Line 1165 – 1175 – delete.</p> <p>Policy WH16 – agreed FR changes and delete spurious '1s'.</p> <p>Section 14 – FR changes agreed.</p> <p>Section 15 – add reference to the review of the Core Strategy and the Government's White Paper 2<i>Planning for the future</i>", August 2020.</p> <p>Section 16 References – change of NPPF date to 2019 agreed.</p> <p>Section 17 Amendment History – agreed that only generalised references would be included rather than specific detail.</p> <p>FR to makes the necessary amendments.</p> <p>Agreed to ask Herefordshire Council how the NDP might be strengthened on the issue of delivering smaller homes suited to those on lower incomes and first-time buyers. DW to pursue. Our earlier proposal was to limit maximum room sizes but this was not considered suitable at the time (by Data Orchard?).</p>	<p>PC/FR</p> <p>FR</p> <p>DW</p>
7	<p>CD provided details of his negotiations with Gigaclear over connection costs. TC advised that Gigaclear were now offering a deal for 300Mbs service for the price of 100 Mbs.</p>	
	<p>Date of next meeting: 4th September 2020 at 14:00. The meeting closed at c.16:30.</p>	

Documents distributed before for the meeting:

1. Agenda.
2. Minutes of meeting on 10th July 2020.
3. NDP revisions v15.03.
4. Buildings completed and in planning stages v8.