

# MUCH MARCLE PARISH COUNCIL

## Report of the Neighbourhood Plan Working Party held in the Memorial Hall on Wednesday 20<sup>th</sup> April 2016

Present: J Marsden Chairman

Also Present: Cllr T Weston K Cotton  
J Gibbon B Morgan  
J Weston

1. **Apologies:** J Finnigan H Woodman

2. **Declarations of interest** - No interests were declared.

3. **Report 29<sup>th</sup> March 2016** - The report was accepted.

4. **Report Public Consultation Meeting, Monday 11th April** – The report was accepted. It was noted that J Finnigan did not make the Introduction to Settlement Boundaries as indicated in the report. Concern was expressed that there was incomplete circulation of the flyer in the Kynaston and Rushall areas of the parish due to a misunderstanding of the postal service rounds. The importance of achieving full coverage of the parish in future distributions was emphasized. Photographs taken at the meeting by J Weston will be included in the Mercury article and the Evidence Base.

### Responses to the Public Meeting received by email

A AJ & VM Carlton

The comment attached is placed on record here.

“HOUSING:

The provision of new homes/barn conversions – 16 to be built by 2030 – is accepted and likely sites will be

- 4 within Much Marcle’s settlement boundary;
- 6 Kynaston Chapel land;
- 2 Kynaston Bridge Cottage area;
- 2 Rushall settlement;
- 2 Dobbyn’s Pitch

Land at the Old Pike which is understood to be in the ownership of the County Council is a very low priority for the following reasons:

- Present volume of road traffic is heavy and fast enough;
- New dwellings will bring further vehicles on to the lane;
- The Old Pike is too far removed from school and shop;
- There is no available mains drainage connection;
- There is no footpath on the lane connecting the village;
- Some land provides an excellent children's playground;
- Loss of amenity and playground most undesirable;

#### SUSTAINABLE DEVELOPMENT:

No more wind farms to be within sight of anywhere in Much Marcle

#### EMPLOYMENT AND ECONOMY:

The largest local employer Weston's Cider should be made aware of the MMPNP's endorsement '**CAUTION WAS EXPRESSED THAT ADDITIONAL EMPLOYMENT MUST NOT COME AT THE COST OF DISRUPTING RESIDENTS**'. Any further development of the Weston's site must surely now be with local people's involvement.

#### NATURAL ENVIRONMENT:

Local residents have endured almost a decade of continued expansion at Weston's Cider. The 50 storage tanks originally proposed have grown in numbers. The 2007 applications states: '*The area is surrounded by standard orchards to the north and east and is screened in all directions by existing trees and buildings.*' Anyone approaching Much Marcle from any direction is aware of these tanks – they are an eyesore. No effort over the last ten years has been made to plant screening. Even the dreaded Leylandi would provide cover whilst protecting slower growing trees close to the tanks. This would enormously assist with the noise pollution.

#### TRANSPORT AND INFRASTRUCTURE:

The lane connecting the A449 with the B road at How Caple is excessively busy with school traffic and the increasing number of large articulated lorries entering and exiting Weston's Cider. The location of a **Visitors and Staff Car Park** opposite The Bounds, although now acknowledged as a bad planning decision is likely to stay. In recent months it has been noted that articulated lorries are overnighing in the Visitors Car Park – why can they not park in one of the local hostleries owned by Westons? The Walwyn or The Slip? Lights in the car park remain on throughout the night – why?

Pedestrians – walking to/from Westons – and cyclists are increasingly putting themselves at risk. Why is there no footpath for the pedestrians?"

J Weston and T Weston declared an interest and took no part in the ensuing discussion.

The comments concerning Old Pike were received and noted.  
The later paragraphs in this communication were considered to lie outside the remit of this Working Party.

B J Preece

“May I just reiterate the point I made at the meeting about more sport facility sites, for all generations, in the village. Perhaps a tennis court? Did anyone else mention this in the responses to the questionnaire? Perhaps no one else thinks there is a need! “

The Working Party supported the idea of new sporting facilities within the village and proposes to make the necessary amendments to the Policies in the draft Plan. However, it was decided not to identify any specific locations for such facilities.

## **5. Herefordshire Biological Records Centre Data Package for Much Marcle**

The Working Party noted receipt of the HBRC data package for the parish, and a bill for £150.00 plus VAT for the digital records was passed to the Chairman of the Parish Council for payment.

The records received comprised a schedule listing locations of legally protected and priority species, along with those of conservation concern and local importance and a dot map of the species records received (neither of which can be placed in the public domain because of the risk posed to such species); and a register and map of designated sites, which will be included in a revised version of the Evidence Base Summary.

A second map showing the location of priority habitats in the parish (e.g. including lowland meadows, lowland mixed deciduous woodland, traditional standard orchards, ponds, rivers and streams, and reedbeds), which will follow the same format as the Dymock Woods Strategic Nature Area map, will be prepared by J Marsden and H Woodman as an addition to the Evidence Base Summary.

## **6. Evidence Base Summary**

### **ACTION**

J Marsden to revise version 3.0 of the document with the addition of new text, some corrections and relevant maps so that it can be forwarded to S Tagg for final review.

The revised version 4.0 to be signed off at the next Working Party meeting.

## **7. Housing Land Allocations**

The Land Allocation document produced in June 2015 was reviewed following the Public Meeting of 11<sup>th</sup> April.

### **Inside the Settlement Boundaries**

#### **Kynaston**

Land suitable for housing development was confirmed:

By the Steppes,

Behind Bridge Cottage,  
By the Chapel and the Chapel site.

### **Rushall**

Land suitable for housing development was confirmed:

Opposite the Rushall Club

Land and barns at Gatchapin Farm

Land at the rear of council housing was not confirmed within the settlement boundary as land that could be developed, but not as a specific housing land allocation.

### **Much Marcle**

There is no land within the settlement boundary confirmed as being suitable for housing development.

Land beside Glebe Orchard has a material constraint (traditional standard orchard – priority habitat), and so was not confirmed as a specific housing land allocation, but could be brought forward for development if the loss of priority habitat can be mitigated or compensated for by new habitat creation elsewhere within the parish.

It should be noted that additional land to the rear of Monks Meadow and to the side of Monks Walk that had been purchased by residents for amenity purposes was not included within the settlement boundary.

### **Outside the Settlement Boundaries**

Land suitable for housing development was confirmed:

at Old Pike (The Working Party considered that its task is to identify possible land for development and the comments on possible development at Old Pike referred to in Agenda Item 4 could be offered as and when a planning application was actually made for this site).

at Hazerdine,

at Watery Lane behind the Slip, and

at Dobbins Pitch.

For the Slip itself it was noted that some development had already taken place by the creation of a separate dwelling. Further development at the Slip was a possibility.

Amendment of Much Marcle Settlement Boundary at Walwyn Court - The area to the North East of Walwyn Court had been reduced but the area to the right of the drive to Walwyn Court had been enlarged.

N.B. It was confirmed that the other possible housing land allocations considered and rejected (printed in red on the table in the June 2015 document) were rejected as being unsuitable for development for reasons stated.

## **8. Convertible Buildings Maps**

### **ACTION**

J Weston to convert such maps to pdf format to be forwarded to the Secretary for archiving and placing on the Parish Council Website.

## **9. Housing Numbers**

### **Recommendation**

The Parish Council maintain a tally of the housing numbers required for development.

### **ACTION**

To help in the production of such a tally T Weston would create a catalogue of approved housing developments (i.e. number of new houses) within the parish since the reception of the email from S Banks of the Herefordshire Planning department listing the number required at that date.

It would then be possible for the Parish Council to advise the Working Party of the number of housing developments required on a regular basis.

## **10. Parish Council Website**

### **ACTION**

J Gibbon to arrange that the Parish Clerk has all the signed off documents listed on P.2 of the Evidence Base Summary with the land allocation document of June 2015 for inclusion on the Parish Council website.

The Working Party considered that photographs included on the website should be appropriate to the Neighbourhood Plan documentation.

## **11. K Johnson at Herefordshire County Planning Department**

After the Public Meeting K Johnson had been given copies of the June 2015 housing land allocations document and version 3.0 of the Evidence Base Summary.

## **12. Future Steps**

### **A) Draft Neighbourhood Plan**

#### **ACTION**

J Marsden to begin to draft a skeleton Neighbourhood Plan with revised objectives and policies consistent with Herefordshire Council's Core Strategy.

### **B) Contract with S Tagg**

#### **ACTION**

T Weston to review and report on the state of the contract with S Tagg and to investigate whether the Parish Council wishes to apply for a second Locality Grant.

## **13. Date of Next Meeting**

The meeting scheduled for May 3<sup>rd</sup> has been cancelled.

The next meeting will be held on Wednesday 18<sup>th</sup> May.