

MUCH MARCLE PARISH COUNCIL

Report of the Neighbourhood Plan Working Party held in the Memorial Hall on Tuesday 21st February 2017

Present: J Marsden Chairman

Also Present: J Baldwin K Cotton R Dutton S Farrington
J Finnigan J Gibbon R Jolly P Montague-Fuller
B Morgan H Woodman J Weston T Weston
R White J Wynne-Jones

1. Declarations of interest

S Farrington, P Montague-Fuller, J Weston and T Weston formally declared a potential interest in items to be discussed.

2. Report of 17th January 2017

The report was accepted for submission to the Parish Council.

Action

J Gibbon to identify 3-4 possible mid-week dates on which the Chairman can arrange a meeting with Old Pike residents.

3. Report of Meeting with Rushall and Kynaston Residents on 23rd January

The report was accepted subject to an amendment to be made by the Chairman removing the term “Rushall sub-group” and replacing it with “a group of local Rushall residents”.

Action

J Marsden to amend report.

4. Report of Meeting with Herefordshire Planning Officers on 24th January

It was agreed that the document be submitted to the Parish Council but the following Action points are noted.

Action

J Marsden to complete a supporting document on policy context and treatment of Rushall and Kynaston for review at our next meeting.

It is intended that this document should be submitted to Herefordshire Planning Department initially on an informal basis for comment before finally submitting it formally.

Action

J Weston and J Marsden to co-operate in the production of a constraints map identifying the areas around Much Marcle that were not suitable for development.

Action

J Marsden to complete a Local Green Spaces table showing how each parcel of allocated land meets the criteria in the National Planning Policy Framework.

Action

K Cotton and J Weston to contact the owners of 19 identified redundant buildings, considered structurally sound and with roof, in order to identify those willing to bring forward their properties for (re) development.

5. Letter and map received from J Farrington of Stoney House Rushall

Receipt of the letter and map was noted. Discussion of the letter and map was included under Agenda items 6 & 8(a).

6. Review of revised Settlement Boundary and land allocations for Rushall

R Jolly outlined the approach adopted by the local residents of Rushall in their proposals for a revised settlement boundary and land allocations for Rushall. 18 local residents had been involved in their deliberations and a letter of explanation had been circulated to all residents in the settlement. It was proposed that this letter be attached as an annex to the final report of the Rushall residents group as evidence of community consultation and participation.

Discussion of proposals included:

- Land allocation behind Orchard View to be removed from the Settlement Boundary.
- New land allocation for a possible two dwellings to the North of Orchard View to be included within the Settlement Boundary.
- The Rushall group was invited to consider that the proposed Settlement Boundary adjacent to No.10 Orchard View be straightened to align with the new land allocation for 2 dwellings.
- The amended Settlement Boundary at Gatchapin Farm was considered to be consistent with Guidance Note 20.
- The overspill car park opposite the Rushall Club is considered to be public space and is to be removed from the Settlement Boundary.
- The area adjacent to Stoney House was viewed as being a suitable location for one new dwelling and is to be included within the Settlement Boundary.
- The Rushall group was invited to consider that the proposed Settlement Boundary to the west of Graham Baker Motors be checked and amended to reflect land parcel boundaries (i.e. consistent with Guidance Note 20).

Action

The Rushall residents group was asked to consider the suggested amendments and to produce a final report and annex for consideration at the next Working Party meeting for submission to the Parish Council and ultimately display on the Parish Council website.

7. Definition of Infill

The existing definition was considered to be unclear.

Action

The Chairman resolved to look again at the draft Neighbourhood Plan and review the policy wording in light of the revised definition proposed by the Rushall residents group. He indicated that advice received from Foxley Tagg and Herefordshire Council Planning Dept suggested that the wording should apply within and outside the proposed Settlement Boundaries.

8. Much Marcle Land Allocations

a) Orchard adjoining Jink Robin

This site was considered to be capable of being developed as a Rural Exception Site subject to the Planning Policy constraints.

b) Plot between Hardwick Oaks and Audley Cottage

This site within the Settlement Boundary had the potential to accommodate a new dwelling.

c) Plot adjacent to Glebe Orchard

The Chairman advised the meeting that he had been informed the Parochial Church Council is likely to submit outline planning proposals for a new rectory and market housing on land adjacent to Glebe Orchard (a relict remnant of traditional standard orchard within the proposed Settlement Boundary), and on an area of adjacent pasture along the B4024 which is open countryside and outside of the proposed Settlement Boundary, but within the Much Marcle Conservation Area and identified as one of several “Important Views” within the Village Design Statement.

9. Time-Line Changes

Additional time taken to consult local residents during and after the formal Regulation 14 consultation process has caused the time-line to slip by about 3 months.

Action

The Chairman was asked to forward to circulate a copy of the likely impact on the time-line. Working Party members to send any comments to the Chairman before the next meeting.

10. Future Meetings

The next meeting on 14 March to include the next version of the draft Plan as the substantive Agenda item.

Action

J Gibbon to arrange future meetings on the first Tuesday of the month.

J Gibbon

February 2017