

Minutes of Middleton-on-the-Hill and Leysters Neighbourhood Plan meeting held in the Parish Hall on Monday 18th April 2016 at 7.30pm

Present

Guy Griffiths – Chairman - GG
Martin Rees – Secretary -MR
Ian Culley – IC
Steph Forman –SF
Tom Merrick –TM
Bryony John –BJ
Alex Millward -AM
Bill Summers –BS
Lynne Gore-LG

Actions

Apologies

Mike Davies-MD
Neil Elwis -NE

Declarations of Interest

The Chairman asked the meeting if anyone had any declarations of interest to disclose. There were none.

Minutes

These were read and signed.

Matters Arising

GG reported that after having a conversation with IC he had asked Sue Davies to step down as her property was one of the sites for possible development. MR was asked to write a letter thanks to SD.

MR

IC was asked to circulate the amended working draft of the Neighbourhood Plan to all Steering Group members.

IC

Settlement Boundary and Call for Sites Report

IC had circulated the Settlement Boundary which he had drawn up after working group meeting on the 9th April. This was based on the Herefordshire Council guidelines. *Both the Settlement Boundary and Call for Sites Report were options for consultation as we were still at the information gathering stage of the Neighbourhood Plan and firm proposals would only follow from views obtained from further open meetings.*

This latest Boundary meant that two previous sites in Leysters would be excluded. They were Hills Farm and Portway.

Hills Farm: Among other things it was felt that the site was too detached from Leysters Village and would be considered as a rural development. There was much discussion on this subject but in conclusion it was felt to be right.

Portway: As there was a strip of open farmland between the farm buildings and Epworth it was felt to be under the same umbrella of rural development. This was agreed by the meeting. With regard to the Middleton Boundary, IC went through this and it was approved by the meeting.

IC then went through the Call for Sites Report which was a summary of all the sites submitted together with their potential for housing based on Herefordshire Core Strategy housing density guidelines (which may not be appropriate to Leysters which had much lower housing densities). Of the 17 sites put forward, 7 greenfield sites in open countryside were not suitable and would not proceed to stage 2. The 10 remaining sites included 3 “potential windfall sites” which contained buildings potentially suitable for conversion towards the Parish housing target. These were as follows,

- a) **The Rock** – 5 dwellings
- b) **Rear of Arbour House** – 3 dwellings (This site would now be considered as LG reported that the owner had tried to let the vacant industrial units but owing to business rates, it made them too expensive.) Based on this information IC would revisit this site.
- c) **Redwood Barn** – 2 dwellings

The 7 remaining sites were all close to Leysters Village but only 3 were inside the proposed Settlement Boundary within which most housing development was designated to take place under the Herefordshire Council Core Strategy. These were as follows;

Site Ref 5 – **Hillcrest** – 12 dwellings

Site Ref 8 – **Leysters Pole Field** – 10/15 dwellings (plus Village Hall car park and Village Green)

Site Ref 9 – **Leysters Garage** – 2 dwellings.

There then took place a lengthy discussion over the extent of this development. Questions were raised concerning the water supply by TM. IC replied that the Water authorities would be asked to give a report. BS asked about the drainage. IC said that this would be on septic tanks. LG said that this size of development may well devalue the surrounding properties and although this view had some support, AM and IC felt that a good quality development could enhance the Village. Although Herefordshire Council regulated the density of new housing, the meeting determined that they wished any new development to be at the minimum acceptable density level. Sites within the Settlement Boundary would not be ripe for development and IC believed it would be to the Village advantage to prepare a sensible and practical scheme rather than have one forced on us. To this end IC would put together some material which would reflect this option for the open meeting in May. The next stage would be for him to prepare a Master Plan showing a proposed development on this site, taking in all the comments made at the meeting.

BJ proposed investigating a Mobile Post Office so freeing up Site 9. This view was supported.

Funding Report

GG reported that he had bid for £ 4775.40 to cover the cost of the final stage of our Neighbourhood Plan. This included an element for IC to prepare the Master Plan and the Transport Study.

GG said that the grant had been approved in full except for the VAT (£586.40) on the Transport Study which the Parish Council could claim back.

IC could now initiate the start of the Transport Study.

Structure and Content of Open Meeting

GG suggested that tables for the Steering Group be set out in a horse shoe at the head of the Hall facing members of the public in the centre. IC

GG would welcome people to the meeting and then hand over to IC who would give an update on the Call for sites assessment summary. There would then be a short question and answer session and tables would be set up at the rear of the Hall if members of the public wanted to question the Steering Group in greater detail. Each member of the public would be given a sheet containing key points and a response section if they wished to comment further.

IC would prepare all necessary information for the meeting.

The Parish Hall would be set up at 3.00pm on the 3rd May.

This was generally agreed by the meeting.

A very short Steering Group meeting would be held prior to the Open Meeting. MR was to ask BJ (who had left the meeting) to put up Publicity Posters for the Open Day. (Secretary's

MR, BJ

Note: Open Meeting now postponed till 7.30pm on Monday 6th June).

Any Other Business

There was none.

Date of next Meetings

The next meetings to be held at the Parish Hall at 7.30 on Tuesday 3rd May 2016 and Monday 6th June 2016.

Meeting closed at 9.25pm.