

# TARRINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

## STEERING GROUP

### Minutes of the Meeting of the Steering Group held on Tuesday 17<sup>th</sup> February 2015 at 7.30p.m. in the Tarrington Arms, Tarrington

#### **1. Members Present**

(in alphabetical order)

Paul Butler, Maggie Daron, Jeannette Forrester, Robert Hodges, Veronica Hodges, Ian Howard, Trevor Kerr, Sandra Langford, John Tallis (Chairman), Janette Ward and Edward Watkins

Tarrington residents Stuart Pinfield, Philip Stock, Rob Nayler, Ann Wessel, Edwin Turnbull and Sharon Turnbull were also present.

#### **2. Apologies**

There were no apologies.

#### **3. Minutes**

One error in the minutes of the last meeting was noted: – see section 6, paragraph 2, line 13. The phrase *'the field in Church Lane between the Vine and Church View'* should read *'the field in School Lane between the Vine and Church Lane'*.

#### **4. Matters Arising**

Following the resignation of Wendy Watkins, Trevor Kerr has volunteered to take her place on the Steering Group. There was a show of hands to indicate that members of the group present at this meeting agreed that Trevor Kerr would now be a member of the Steering Group.

#### **5. Declaration of Interests**

Philip Stock (landowner) declared an interest. John Tallis said that he and others who lived alongside the various sites had an obvious interest, though not a direct financial one.

#### **6. Chairman's Progress Report**

J. Tallis thanked everyone who had worked hard to make the Open Consultation Days a success. In total 50 residents who attended Day One, 54 residents who attended Day Two and 7 extra residents responded to the Questionnaire, making a total of 111 responses. 23% of the population of the Parish of Tarrington attended, being dominated by the older generation. 48% of those aged between 65years and 74years responded, but only 2% of those aged between 25years and 34years responded. J. Tallis handed out copies of the Yes/No responses to the 14 questions, after analysis by R Hodges and J Tallis.

The results were as follows:-

## Tarrington Neighbourhood Development Plan

### Response Record Sheet Open Days - 13<sup>th</sup> & 15<sup>th</sup> Feb 2015

	Question	YES	NO
1	Do you agree with the Vision Statement ?	101	8
2	Do you agree with the Objectives ?	98	8
3	Housing Developments should be:		
	Limited to no more than 10 houses	41	26
	Priority given to Affordable/Family Homes	69	8
4	Which site option do you favour?		
	Option 1	25	18
	Option 2 A	56	11
	Option 2 B	23	14
5	Do you know of any other site that should be considered?	8	80
6	Please identify the site	2	6
7	Any further criteria required?	17	34
8	Housing Constraints		
	A Size of homes proposed	84	6
	B General Style/Materials	85	3
9	Should NDP include Sustainability Issues?		
	A For individual homes	55	15
	B For whole development sites	90	7
10	Would you agree with the encouragement of domestic-scale renewable energy schemes?	95	7
11	To support proposals for small-scale employment opportunities in the Parish	91	9
12	To support proposals for improvements to telecommunications and broadband infrastructure	105	1
13	Parish Environment and Character	85	0
14	Traffic and Transport Issues – Do you agree with the approach suggested?	96	3

Some residents clearly didn't respond to every question but the above data provides sufficient information to enable the Steering Group to move forward. In addition to the above figures, it is important that members of the group have the opportunity to consider the views expressed by Tarrington residents in the comments sections of the questionnaires. It was agreed that funds should be spent on a professional, independent analysis of the residents' responses and, to this end, J. Tallis will approach Data Orchard to give a quote for this work. A figure of £300-£400 was suggested as being a reasonable budget for this activity.

Several issues about which residents have expressed clear views as a result of both the first Questionnaire and the Consultation Open Days will either be reflected in the final draft of the N.D.P. or could be taken up by the Parish Council in the near future.

## 7. Discussion

The most pressing issue and the one which was the focus for discussion was that concerning possible sites for the development of housing. J. Tallis pointed out that the answers given by residents on the Consultation Open Days' questionnaires differ to those given on the first questionnaire although it is a smaller sample. Of the options presented, a clear preference site for development of the field between

the Vine and Church View on School Lane (56 'yes' votes) over the development of the field owned by P. Stock and unspecified other options. There is also a preference shown for affordable/family houses compared to limiting a single site to 10 houses (69 'yes' votes) but a significant number of residents (41) still favour limiting housing developments to 10 houses. It was agreed by those present that this is an ambiguous result as a larger site will provide more affordable housing. It was suggested by M. Daron that a larger development could also result in Tarrington benefitting from Section 106 funding. This is in reference to Section 106 of the Town and Country Planning Act (1990).

Some concerns were expressed regarding the planning permission for the field identified by the Stoke Edith Estate. P. Butler asked how we could restrict the number of houses to 18, especially in light of the fact that neither the Herefordshire Core Strategy nor the Tarrington N.D.P. were yet operable. R. Hodges said that no planning decisions would be made by Herefordshire Council in the period of time leading up to the elections in May. It was agreed that the best way to get answers to our questions regarding the constraints to building on the site would be to request a meeting with Rupert Foley, to listen to his ideas and discuss any issues of concern. J. Tallis will contact R. Foley and organise an opportunity for members of the Steering Group to meet R. Foley in the Stoke Edith Estate Office. It was suggested that B. Bloxsome should also be invited. M. Daron agreed to take minutes of the meeting.

The discussion then turned to other sites. The field owned by P. Stock received 23 'yes' votes on the Consultation Open Days. It is identified by Herefordshire Council as being R.A.2 land. P. Stock asked if members of the Steering Group (in addition to meeting R. Foley) would be prepared to also meet with him. J. Tallis and R. Hodges agreed to do this. Other land owners have also been contacted. The Steering Group has received new information regarding some of the small sites in Tarrington Village which could be a very strong limiting factor on any development taking place. One of the residents who attended the first Open Day has provided the Steering Group with a map which identifies 'Traditional Orchards', including the field at the top of Church Lane and the two small orchards either side of the gates leading to Tarrington Court. These sites have been identified as "Traditional Orchards", by D.E.F.R.A. (the Department for the Environment, Food and Rural Affairs). In addition to this information, J. Forrester has received an email from the owners of Alders End Farm, which suggests that they might be interested in a small development on their land consisting of a mix of housing. There was some dispute between members of the group regarding the issue of whether or not members of the group should continue to pursue the option of contacting land owners and finding other suitable sites for development, in the light of the popularity of the site identified by the Stoke Edith Estate. J. Tallis put forward the motion that (at least until we have met with Rupert Foley and reported back to all members of the group at the next Steering Group meeting) the group should not continue to contact land owners and look at other sites. This was put to a vote. 11 (out of the 12 members of the Steering Group) were present at this meeting and the motion was carried by a vote of 8 'for', 2 'against' and 1 'abstention'.

During the discussions that took place regarding the sites identified on the Questionnaire (including the site on R.A.2 land) it was suggested that an 'environmental assessment' should be carried out on the sites. It was pointed out that prospective developers would be obliged to do this. J. Tallis agreed to contact Sam Banks from Herefordshire Council to ask if their planners would carry out such an assessment, free of charge.

One of the residents who attended this meeting said that he wanted to congratulate the Steering Group for their hard work. He also suggested that the N.D.P. Guidance Notes provided by Herefordshire Council and which are on the Council website (and were on display at the Consultation Open Days) should be made available as a reference point at all Steering Group meetings. It was agreed that this is a good idea and J. Tallis said that a computer could easily be used at future meetings for this purpose.

## 8. Actions to Take Place Before the Next Meeting

ACTION	PERSON/PEOPLE RESPONSIBLE
Ask Data Orchard if they can provide an analysis of the Consultation Days' Questionnaire regarding residents' comments.	John Tallis
Contact R. Foley to arrange a meeting to discuss further Stoke Edith Estate's proposals for a housing development on the field in School Lane.	John Tallis
Attend a meeting with R. Foley at his convenience – date to be decided	John Tallis Robert Hodges Jeanette Forrester Ian Howard Maggie Daron Bill Bloxome (all depending on availability)
Contact Sam Banks at Herefordshire Council regarding an Environmental Assessment of possible housing development sites.	John Tallis

## 9. Date for Next Meeting

The next meeting of the Steering Group will be held at 7.30p.m. on Tuesday 17<sup>th</sup> March 2015 at the Lady Emily Hall.