

TARRINGTON NEIGHBOURHOOD DEVELOPMENT PLAN

STEERING GROUP

Minutes of the Meeting of the Steering Group held on Thursday 24th September 2015 at 7.30p.m. in the Lady Emily Community Hall, Tarrington

1. Members Present

Anthony Bush, Paul Butler, Maggie Daron, Jeanette Forrester, Robert Hodges, Veronica Hodges, Ian Howard, Trevor Kerr, John Tallis (Chairman) Janette Ward and Edward Watkins

Also Present

Planning Consultant – Dr. David Nicholson

Tarrington Residents – Martin Bennett, Jane Bishop, Richard Bradstock, Beverley Brookes, Anne Bush, Rachel Corcoran, Paul Cresswell, Jane Foulkes, Bob Francis, Deborah Francis, Colin Higgins, Maureen Higgins, Ann Jones, Graham Jones, Margaret Macloud, Darren Maxted, Rob Nayler, Linzy Outtrim, Ruth Perry, Stuart Pinfield, Richard Price, D.A. Roberts, Jane Roberts, Judi Ryan, Philip Stock, Shane Taylor, Edwin Turnbull, Ann Wessel, Majella White, John Wilesmith, Richard Wintour and Joy Wright

2. Apologies

There were no apologies.

3. Declarations of Interests

Philip Stock (landowner) declared an interest. Members of the Steering Group's interests are as follows:-

Site 1	John Tallis and Maggie Daron
Site 2	John Tallis, Maggie Daron, Robert Hodges and Veronica Hodges
Site 7	Jeanette Forrester and Anthony Bush
Site 11	Ian Howard and Edward Watkins

4. Minutes of Last Meeting

The minutes were agreed as a true and accurate record.

5. Matters Arising

J. Tallis confirmed that the actions from the previous meeting have been completed where possible. The briefing meeting with Dr. Nicholson has taken place; the website has been updated; the grant application has been completed and the Parish Council have agreed to use the Terms of Reference recommended in the Herefordshire Guide. J. Tallis will complete a Communications Plan before the next meeting. M. Daron did not

contact residents regarding the Herefordshire Core Strategy because it has not yet been adopted.

6. Chairman's Report and Financial Report

J. Tallis confirmed that the Core Strategy – the Local Development Framework 2011 to 2031 – will be discussed by the Full Council on 16th October and, all being well, will then be adopted.

At the meeting which took place with David Nicholson on 27th August, D. Nicholson was welcomed as the Steering Group's new planning consultant. At this meeting it was agreed that the 14 site assessments which had been produced by the Site Assessment Group will be passed to D. Nicholson for an independent review. Anthony Bush has approached Sam Banks regarding a suitable person to carry out our traffic survey. A. Bush, J. Tallis and J. Forrester have agreed to meet on 30th September to discuss the traffic survey. J. Tallis has passed to D. Nicholson information on all of the N.D.P. Steering Group's activities to date and D. Nicholson has written a review of the work completed so far by the Steering Group. R. Hodges has provided D. Nicholson with maps of the Parish and has agreed to first re.number the sites and then have the maps posted on the Tarrington website.

M. Daron added that Sam Banks informed her this week that the revised S.H.L.A.A. map would be completed within the next two weeks. In her email, Sam Banks stated that two new sites had been considered but they were considered to have no potential. There have been no changes made to the assessment of land previously included in the 2009 S.H.L.A.A. At the beginning of his talk, D. Nicholson explained that S.H.L.A.A. or the acronym 'Shlaa' stands for Strategic Housing Land Availability Assessment and identifies land within the County which might be available for growth.

7. Financial Report

The Government grant has been awarded and is now in the Parish Council's account. The sum that has been awarded is £6,346. Together with the precept of £940 provided by the Parish Council, the budget now stands at £7,286. Carly Tinkler has been asked to send her invoice. (A further £1,700 is available to be applied for, at a later date, if this is necessary to complete the group's work.) J. Tallis said that his prime concern, regarding the budget, is that the money must be spent by February 2016.

8. Dr. David Nicholson's Review

D. Nicholson introduced himself in his role as planning consultant and said that he is currently working with a number of parishes, some of which are in a more advanced stage in producing a Neighbourhood Development Plan. He explained that there are two key stages involved with the process – a consultation statement and a basic condition statement. The condition statement has to be in conformity with the Core Strategy. What it says is critical as the examiner will be testing the N.D.P. to make sure that it meets the conditions set out in the Core Strategy. The referendum at the end will go out to all residents as a guiding principle to localism is paying consideration to community views.

D. Nicholson emphasised the importance of considering options on important issues such as allocating land for employment and reviewing the present Tarrington settlement boundary. He recommended defining a new settlement boundary for Little Tarrington and including it within the draft plan.

D. Nicholson also recommended that the group should confirm a 'call for sites'. A. Bush reminded those present that sites in RA2 land would now be considered under revised policies and P. Butler reinforced the benefits of having a settlement boundary for Little Tarrington. It was acknowledged that sites in RA3 land (ie. open countryside) could not be considered for development. There was some debate between members of the Steering Group regarding the need for a 'call for sites' because landowners of the larger sites had already been contacted. If smaller sites are to be developed in the future, they will be included in a 'windfall' allocation and planning will be subject to criteria clarified in the N.D.P. and the Core Strategy. The alternative view was that a 'call for sites' would ensure that every effort had been made to bring the work of the Steering Group to the attention of all landowners in the Parish. A vote was taken on this matter and it was agreed that a 'call for sites' would go ahead by a vote of 6 to 5. R. Hodges offered to put an appropriate notice in the Tarrington Tatler.

Dr. Nicholson's draft review was emailed to all members of the Steering Group and the final copy of this eight page review will be put on the Tarrington website and sent to all residents on the email contact list.

9. Carly Tinkler's Landscape Assessment

Carly Tinkler is an experienced chartered landscape architect and environmental consultant with extensive experience in landscape assessment. She was asked to carry out a brief landscape assessment of three sites, identified as sites 7, 9 and 14 on the Steering Group site assessment map.

J. Forrester said that it had been agreed at the meeting with David Nicholson on 27th August that this independent assessment would be carried out by Carly Tinkler working together with David Nicholson. A. Bush suggested that a follow up study regarding the density of housing would be appropriate. J. Tallis and R. Hodges agreed that further work could be carried out on the landscape assessment if necessary. Several residents asked for a copy of the Landscape Assessment. M. Daron said that she would ask Carly Tinkler for her permission to make her work public so that the residents could read her assessment.

D. Nicholson said that he will be able to give independent advice and integrate landscape comments with traffic and site assessments. D. Nicholson made a request for members of the Site Assessment Group to send him any relevant evidence which supported their work. It was decided that members of the group should send this information to J. Forrester (copied in to M. Daron, as Steering Group secretary) so that J. Forrester could then collate and send the information to D. Nicholson.

Carly Tinkler's landscape assessment was emailed to all members of the Steering Group and, if Carly agrees to making her work public, this seven page report will be put on the Tarrington website and sent to all residents on the email contact list.

10. Residents' Questions and Discussion

Richard Bradstock said that the site identified as Site 14 in Little Tarrington is not available for development. J. Tallis thanked him for this very useful local information. Following D. Nicholson's earlier recommendations, it was also suggested that a further working party could be set up, to include R. Bradstock, to set up a settlement boundary for Little Tarrington.

Richard Price voiced the opinion of several residents who think that there should be further consultation regarding a preference for the main site or sites chosen for development as the situation regarding the development of land in rural areas will change as a result of the revised Core Strategy. He said "The rules have changed". Although much of the information regarding residents' opinions gathered at the open consultation days is still valid, this particular issue has not been resolved. A. Bush reinforced the importance of the community having a voice. J. Tallis agreed to the need for further consultation on this key issue but both he and D. Nicholson emphasised the importance of first reading the appropriate information in the Core Strategy.

Understandably the challenges of localism can cause tension in communities, as was evident in this meeting. The Steering Group therefore appreciated the support of Dr. Joy Wright who thanked Robert Hodges for making her feel welcome in the village and said that she appreciated the hard work being undertaken by the volunteers in the Steering Group, a sentiment reflected by some of the residents who were in attendance at this meeting and who applauded her statement.

11. Actions to be Completed Before the Next Meeting

ACTION	PERSON/PEOPLE RESPONSIBLE
Contact Carly Tinkler re.putting her Landscape Assessment on the website and sending copies to Tarrington residents.*1	Maggie Daron
Write a notice for a Call for Sites to be included in this month's edition of the Tarrington Tatler. *2	Robert Hodges
Meet on 30 th September to discuss the Traffic Survey.	Anthony Bush Jeanette Forrester John Tallis
Write a Communications Plan.	John Tallis
Ask David Nicholson for a quote concerning the work necessary for the refining of the Site Assessments.	John Tallis

12. Future Action

Further consultation with residents regarding housing sites, depending on the content of the Core Strategy.	All Members of The Steering Group
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13. Date for Next Meeting

A date for the next meeting of the Steering Group could not be selected at the end of the meeting because J. Tallis needed to check the availability of the hall. *3

***1 and *2 28/09/2015 - Both of these actions have been completed.**

***3 The date and time for the next meeting will be 8.0p.m. on 11th November.**