

PUTLEY PARISH COUNCIL – NEIGHBOURHOOD DEVELOPMENT PLAN (NDP) STEERING GROUP MEETING

7.30 pm on Wednesday 31st August at Putley Parish Hall
Putley

- 1. Present:** G. Blandford (GB), T. Beaumont (TB), R. Denman (RD), S. Foster SF E. Groves (EG), J. Herbst (JH), K. Herbst (KH) (Chair), G. Prins (GP), S. Webster (SW) and K. Wollen (KW)

Also in attendance D. Nicholson (DN), Consultant, and C. Stallard Daniels (CESD), Putley Parish Council Clerk

- 2. Apologies:** J. Fenton & G. Sampson

It was noted with regret that Mary Hastilow had tendered her resignation from the Steering Group. It was requested by RD that KH contact Mary and ask her to reconsider her decision, and send a thank you card if this was unsuccessful.

- 3. Declarations of Interest:** There were no Declarations of Interest.

- 4. Minutes of last meeting:** The minutes of the meeting of 2nd August 2016 were agreed.

- 5. Updates:** JH informed the group that the first tranche of funding has been received.

GP gave information from an outside source that although the Main Focus Village status cannot be changed there may be grounds for the Parish Council to have a discussion with Herefordshire Council with regard to a change in criteria. It also outlined that Putley is currently meeting the housing requirement under the Core Strategy was already being met by windfall development. If previous records are looked at this may be enough to talk to senior planners to see if this is sufficient. Of 15 required under the Core Strategy 7 are already built and a further 2 in three planning stage. DN agreed that there was no need to identify development sites. It was also mentioned that the status of the Core Strategy could be challenged by judicial review in the wake of the Brexit vote as assumptions have now changed.

- 6. Terminology:**

1. Windfall – this refers to building other than development, typically barn conversion or change of use of a building, e.g. chapel or old school house.
2. Allocation – identified sites for housing.
3. Settlement boundary – the area is then taken out of open countryside. DN advised that for Putley putting the sites into a settlement boundary would mean losing some of the existing planning protection.
4. Areas may be defined as a ‘reasonable alternative’ to a settlement boundary.

5. Criteria based plans – uses existing ‘clusters’ of housing, doesn’t allocate sites for development and is more flexible than a settlement boundary.

KW asked if the village has input into sites at the open meetings, **DN** replied that this would be in the questionnaire. **SW** asked if the 6 outstanding dwellings are set in stone or could there be more, **DN** replied that this is down to the village, NDP and possibly developers coming in.

7. DN papers –

1. Evidence based listing – there is a lot of information available, primary research is good and DN will use this for further development on the NDP. SW has books and other information on the village which she will loan to DN and will form part of the appendix to the plan. These cover environments and rare or protected species records.
2. Strategic Planning Policy Review – DN will expand on this in due course. A development of 10 dwellings or less does not have to provide a social housing element.
3. Draft questionnaire – this is a tried and tested format but DN will use views from the open meetings to produce a ‘final’ version. DN also has a proforma form for a prize draw.

- 8. Housekeeping Issues:** **JH** is borrowing display boards from Ledbury Council for the open meetings and there are also flipcharts available. Topics will include housing, wildlife and environment, tourism/business, village amenities and the traditional element of Putley.

- 9. Date of next meetings:** 28th September, 26th October and 30th November.

Meeting closed at 9.35pm