

PUTLEY PARISH COUNCIL

Parish Clerk – Mrs C Stallard Daniels, Donnington Court, Ledbury, HR8 2HX,
Tel 01531 890273, email putleyclerk@gmail.com

Minutes of the Parish Council meeting on Thursday 16th July 2020 At 7.30 by Zoom video link

Present: Councillors Stanier, Herbst, Denman, Bodger and Booth
Also in attendance County Councillor Jonathan Lester

1. To receive apologies for absence.
Apologies were received from Councillors Daly and Foster
2. To record any Declarations of Interest and consider any Requests for dispensations.
There were no declarations.
3. Councillor Lester reported on the County Council activity, with praise for the way the Council had coped with the Covid 19 pandemic. No scrutiny meetings have been held, but planning meetings have gone ahead. The repair bill for Storm Dennis is £9.1 million. The housing land supply for the county is now under 3 years, with the government requirement being 5 years. This has been caused in part by the next phase of the ring road not going ahead. Following questions from Councillors, he will make enquiries about the Parish being able to opt out of the spring cut of grass verges.
4. To approve the minutes of the Parish Council Meeting held on 21st May.
RESOLUTION: The minutes were approved
5. Finance:
 - a. To consider payment of outstanding accounts:
Clerks salary July & August

Herefordshire Council	Election costs	£77.12
Putley Parish Hall	Parish Hall rent	£35.00
Tudors Building Supplies	Sandbags & sand	£101.04

Travis Perkins
Payment between meetings Loan repayment £658.01
 - b. To note finance report and bank balances:
The current account stands at £6828.09 and the reserve account £11065.73
RESOLUTION: The payments and balances were approved.
6. Planning:
 - a. To consider response to planning application 201716, Proposed demolition of existing chalet bungalow and construction of new detached two storey house.
RESOLUTION: The Council supports the application.

7. To receive a report from the Footpath Officer.

Councillor Denman reported that the owners of Lady's wood have started replanting and were cooperating with regard to the footpath being reinstated and dead trees cleared. There is a broken stile at the bottom of footpath PT17, Councillor Denman is meeting with the localities steward to advise on a replacement. Balfour Beatty have supplied a pedestrian gate to replace a kissing gate at one property in the Parish, and the Council will help with the cost of a further replacement.

8. To receive a report from the Lengthsman Coordinator.

Councillor Herbst reported on flooding in the Parish, Balfour Beatty are looking into the cause of the problem. Sandbags are now ready for any future floods.

9. To receive an update on the Neighbourhood Development Plan:

Cllr Denman reported that, since our last meeting, more information has come to light about the most recent application for Reserved Matters on the site adjacent to Lazy Acre. Tracing back the documentation on Herefordshire Council's website, it was apparent that the previous application for Reserved Matters, 192365 dated July 2019, which had changed an outline approval for a three bedroom house into a full application for a substantial four bedroom house, had been approved by Herefordshire Council in October 2020. Whereas Putley Parish Council had supported the original outline application, we had not supported this application, as it did not conform with our Neighbourhood Development Plan. However, the Officer Report had explained at some length that changes to the National Planning Policy Framework, and Herefordshire Council's lack of a five year housing land supply, together meant that our NDP had to meet four criteria in order to have 'material weight'. In the officer's view, our NDP did not meet *Criterion (b): "the neighbourhood plan contains policies and allocations to meet its identified housing requirement."* The report notes that "the Putley NDP does not contain any specific housing land allocations. Therefore criteria b is not met and the provision of paragraph 14 that an NDP will otherwise outweigh a presumption in favour of sustainable development cannot be applied."

Following this discovery, Cllr Denman had approached Samantha Banks, Neighbourhood Planning Manager, seeking clarification on the material weight attached to our neighbourhood plan, which is less than two years old but where we chose to adopt settlement boundaries as an alternative route to site allocation as a means of meeting our requirement for new housing. Samantha Banks arranged for us to speak with Karla Johnson, Senior Planning Officer, Neighbourhood Planning and an online meeting was arranged with representatives of Putley Parish Council (Simon Foster, Jackie Denman) and Putley Neighbourhood Development Plan (Katia Herbst) on Monday 15th June 2020. Karla was happy to give her opinion on the status of our NDP, which was broadly that Putley is in a 'good' position as it only has a small number of sites to find and that 'having settlement boundaries helps'. We explained our confusion over the officer report on application 192365, and Karla offered to find

out more. She returned her opinion in writing, which supported the line taken in the officer report.

We believe that our NDP policies are sufficient to meet our identified housing requirement of 15 dwellings set in the Local Plan Core Strategy. We understand from a public statement made to Parish Councils by Samantha Banks that where an NDP is unable to meet all four criteria, this would not affect the whole of the NDP – only the housing supply policies and that there is a ‘spectrum of material weight’.

We are left wondering which of our NDP policies, or parts of policies, should be considered as ‘housing supply policies’? Would ‘appropriate in scale’ be given material weight? What about ‘type and size’ and number of bedrooms? We have supported applications for 3 bedroom properties, but not those that we find to be inappropriate in scale and/or four bedroom properties. In determining our response to planning applications, we have been guided by the NDP, and substantiated our comments by drawing on its policies.

Councillor Lester was present for this explanation, and was then questioned by several councillors, all expressing their dismay, confusion and concern. Councillor Lester offered to go away and investigate further, and to report back.

- 10.To receive an update on the website regarding WCAG 2.1 compliance
Putley website falls under Web Contact Accessibility, which means documents have to be in a reasonable size font and pictures must give a description if hovered over by a mouse. Roger Withnall is working on the necessary adjustments and aims for them to be in place by the end of September.
- 11.To consider content for the Cider Press.
Councillor Booth is drafting content, and advised this is the last entry currently scheduled.
- 12.To receive agenda items for the next meeting.
- 13.To note the date of the next meeting, scheduled for Thursday 17th September 2020.

Signed

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Clerk to the Parish Council

30 July 2020