

MUCH MARCLE PARISH COUNCIL

Report of the Neighbourhood Plan Working Party held in the Memorial Hall on Tuesday 10th October 2017

Present: J Marsden Chairman

Also Present: J Baldwin A Farnell M Farnell R
Hinton J Gibbon R Jolly J Weston T
Weston H Woodman

Apologies K Cotton J Finnigan B Morgan

1. Declarations of interest

J & T Weston declared an interest in discussions of Dobbin's Pitch.

2. Report of 12th September 2017 meeting

The report was accepted for submission to the Parish Council.

3. Garden Plots to the Rear of Monks Meadow

The responses of residents to the proposal that garden plots to the rear of Monks Meadow be identified as allocated housing sites were discussed.

Of the eight garden plots six of the owners had indicated that they were not in favour of development on their land.

The resident owner of 7 Monks Meadow, present at the meeting, indicated that potential development would be considered, but recognised that access presented difficulties in their case.

The resident owner of 4 Monks Meadow, also present at the meeting, indicated that potential development would be considered and stated that he believed that access to his extended garden plot could be achieved from Monks Meadow.

In view of the strong majority response against development of the 'Garden Plots', the Working Party agreed that the decision taken at the September meeting on this issue would be reversed and that the constraints map should not include allocated housing sites for this area, but it should remain within the settlement boundary.

A summary of the responses of the residents concerned is attached to this report.

4. Chairman's Meeting with Officers of Herefordshire C.C.

The Chairman summarised his meeting with Officers of Herefordshire C.C.

The salient points agreed being:

Rushall and Kynaston continue to be treated as a single settlement within the meaning of Core Strategy Policy RA2 i.e. Rely on Strategic Policy 'in principle' agreement with the Exception Case for Kynaston and proceed 'at risk' to Reg 15 submission and Reg 16 consultation on the basis that an independent assessor could still decide that this approach is not in conformity with Policy RA2.

The land by The Steppes and land behind Bridge Cottage would be withdrawn from the allocated housing sites at Kynaston because of potential impacts of development on the settings of listed buildings, but both sites should remain within the settlement boundary and the owners could bring them forward for development at a later stage.

The Old Chapel site to be retained as a allocated housing site for up to 5 new dwellings.

The Constraints Map was welcomed as being helpful in illustrating the difficulty in identifying

basis that an independent assessor could still decide that this approach is not in conformity with Policy RA2.

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The Old Chapel site to be retained as a allocated housing site for up to 5 new dwellings.

The Constraints Map was welcomed as being helpful in illustrating the difficulty in identifying sites for development in and around Much Marcle.

The identification of the '**Garden Plots**' to the rear of **Monks Meadow** as potential allocated housing sites was not objected to in principle, but this issue is no longer relevant.

Dobbin's Pitch was to be removed as an allocated rural exception site for new housing because of its planning history (two refusals with no appeal), but the owners could still bring it forward for development to provide replacement of existing dwelling (Policy RA3), or as a rural exception site (Policy H2).

Land beside Glebe Orchard was the subject of pre-planning application discussions with a proposal for 9 market value houses. The Chairman pointed out his concerns and regarded the proposal as poor planning.

The constraints he referred to included:

- some of the land lay outside the settlement boundary and was greenfield agricultural land
- loss of traditional standard orchard priority BAP habitat, which could be mitigated by condition to provide compensatory habitat elsewhere
- impact on landscape views to and from Monks Walk at Helens
- density and scale of development
- impact on adjacent water course.

Amended Numbers for Proportionate Housing Growth 2011 - 2031

New Dwellings	Much Marcle	Rushall & Kynaston
Built/committed since 2011	15	3
Allocated sites within settlement boundaries	6	10
Allocated exception sites outside settlement boundaries	8	0
Windfall building conversions	10	0
Total	39	13
%	75	25

5. Neighbourhood Development Plan Documentation

The Chairman regretted the delayed publication of the document.

T Weston circulated copies of the latest publisher version of the draft Plan to members of the Working Party with his compliments.

Further copies were available to be distributed to Parish Councilors at the following days Parish Council Meeting.

The Chairman reviewed the contents of the document and commented on the amendments he proposed. Suggestions from Working Party members were added.

ACTION:

Members of the Working Party were requested to forward any further amendments to the Chairman by Friday 13th October.

The Chairman sought and gained the Working Party's approval for him, in collaboration with S Tagg, to complete the amendments.

ACTION:

Given that similar approval be gained from the Parish Council at their meeting on Wednesday 11th October the Chairman should submit the Much Marcle Neighbourhood Plan to Herefordshire CC at the earliest opportunity.

6. Next Meeting Tuesday 14th November

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J Gibbon

October 2017

Response of Residents with Extended Garden Plots at Rear of Monks Meadow

On Tuesday 3rd October 2017 all such residents received a letter indicating the proposition that all extended garden plots would be marked as being potential 'Allocated Housing Sites'.

Their responses are recorded:

The Parting Grounds

3/10/17 Verbal response No development considered

The Wain House

3/10/17 Verbal response No development considered

The owner indicated that potential development may be beneficial for his children

The Newtons

3/10/17 Email response No development considered

Little Vine

3/10/17 Email response No development considered

Jeff

Thanks for the notes of the September Neighbourhood Plan meeting.

We are more than surprised and upset at the advice you have received from your Planning Consultant – he appears to work off a plan rather than by putting his feet onto the ground to see the habitat for himself. We came to Much Marcle because of the outlook and the community in this village, and would not remain here with ill-thought-out developments right in front of us. We are certainly not interested in losing our garden and will object to any such proposal for this area of the village.

Vince & Julia Taylor

Little Vine

7 Monks Meadow

10/10/17 Views recorded at Working Party meeting

6 Monks Meadow also owns garden plot behind 5 Monks Meadow

3/10/17 Verbal response No development considered

4 Monks Meadow

10/10/17 Views recorded at Working Party meeting