

Much Birch Neighbourhood Development Plan

Record of Much Birch Neighbourhood Development Plan Steering group meeting

30 August 2018 at Much Birch Community Hall

Present. Steering Group; Dave Goldsmith (Chairman) , Tricia Egerton, Chris Grover , Geoff Nichol, Steve Turner (PC), Roisin Burge (PC), Bill Bloxsome (Data Orchard)

1. Apologies. Martin Booy, Lesley Gare, Chris Pickering- Grey

2. Declarations of Interest. There were no declarations of interest.

3. Approval of Record/notes from meeting 31 May 2018

The record was agreed as a true and correct record of the meeting of 31 May 2018

4. Matters arising.

(1) Settlement Boundaries updated planning approval

The Chairman brought to the meeting the NDP Much Birch Parish updated map which identifies all the Parish housing (including houses with planning approvals but not yet built) and also the previous 'settlement boundaries.

A discussion about settlement and development boundaries clarified understanding of terms/meaning as follows:

(i) The traditional settlement pattern of the Parish and four main settlement areas set out in the Parish plan 2004 were acknowledged.

(ii) The Herefordshire Core Strategy (Planning framework for the county's development needs up to 2031 (adopted October 2015).....removed any existing settlement boundaries as set out in the previous Herefordshire Unitary Development Plan and with reference to rural areas identifies Much Birch as a rural settlement where proportional housing is appropriate.(i.e. a minimum of 14% by 2031)

The Herefordshire Core Strategy document RA 3 states "In the period leading up to the definitions of appropriate settlement boundaries the council will assess any applications against the main built up area of the settlement."

Bill B (Data Orchard) confirmed that the Herefordshire Core Strategy is for new housing development to be encouraged within or adjacent to the built up area of the settlement.

(iii)The Much Birch Community Survey 20-17 Q17 stated:

"Do you think that we should consider defining a boundary around each of the main settlements of the parish outside which development will not be allowed except in special circumstances? (Any such proposals will be subject to further public consultation)

The community response to this question was

"The majority 64% were in favour of defining settlement boundaries in the parish. A fifth 19% were against the idea"

It was agreed that a decision about taking this matter forward will be influenced by further work to be undertaken by the group. It acknowledged the need for settlement boundaries as per the majority response but not necessarily the existing boundaries.

Action plan. The steering group will review the settlement areas of Much Birch as set out on the updated NDP Parish map with a view to confirming/creating development boundaries (if required) outside of which development will not be allowed except in special circumstances. (Any such proposals may require further public consultation).

It was also acknowledged that some applications, particularly for small extensions, conservatories etc may not require planning permission and would still sit in the ‘permitted Development’ criteria.

5. Discussion of the verification procedure of NDP policies against the results of Community survey 2017

The Chairman re-stated the requirement of policies to reflect the views of members of the community as evidenced in the responses to the Community Survey 2017.

A first draft of suggested options for the policies (based on the community survey and prepared by Bill B of Data Orchard) has been circulated prior to the meeting and through further discussion the group were able to agree the majority and identify those upon which further discussion and work is needed (by the group) in preparation for a second draft.

The list Draft policies discussed as follows:

Policy MB 1	Environment	Agreed
“ MB2	Development Strategy	Work in progress
“ MB3	Conserving the Landscape & Natural Environment	Agreed
“ MB4	Protecting Heritage Assets	Agreed
“ MB5	Foul and storm water drainage	Agreed (BB to Check detail)
“ MB6	Protection of local Green space/open space	Agreed (Remove (iii))
“ MB7	Renewable ad low carbon energy	Agreed
“ MB8-12	On hold pending future decisions re settlement areas for housing development.	
“ MB13	Meeting Housing needs	Agreed
“ MB14	Affordable Homes (check detail 2 draft)	Agreed
“ MB15	Housing design and appearance (add note permitted development)	Agreed
“ MB16	Sustainable design for Housing	Agreed
“ MB17	Traffic measures within Parish	Agreed

“ **MB18 Highway design requirements**
(Discussion about access to A49 and Highways policy) **Agreed**

Policy MB19 Protection and enhancement of community facilities **Agreed**

“ **MB20 Contributions to community facilities** **Agreed**

“ **MB21 Rural enterprises, diversification and tourism** **Agreed**

“ **MB22 Home based businesses**

“ **MB23 GWB 10 Broadband and telecommunications structures** **Agreed**

Appendix 1 List of Heritage Assets **Agreed**

Appendix 2 Enabling actions. **Agreed**

6 Agree the next step.

(i)The outcome of discussion of draft policies identified the need for the next stage of SG consideration/action to be about the further development of policy on Housing together with criteria for assessment of sites for future housing .These will need to be cross referenced to the results of the MB Community survey 2017 and thus provide an evidence trail and confirmation of reasons for decisions taken by the steering group

(ii) Bill B to circulate reference material/examples (in the public domain) from other successful NDP groups

7 AOB

Finance. Chris G (Finance officer) circulated details of the approved financial award (£6745) for the next stage of Much Birch NDP development.

Confirmation of date of next meeting 27 September 2018