

MINUTES of an ExtraOrdinary meeting of Cradley Parish Council
held on Monday, 20th April 2015 in Storridge Village Hall commencing at 7pm

Present – Cllrs. C. Lowder (in the Chair) C. Lambert, K. Welford, A. Eldridge, A. Carver, G. Thomas, G. Fielding and W. Harries. Also attending was Andrew Ashcroft, Assistant Director at Herefordshire County Council Planning Dept and the Clerk.

Apologies for inability to attend the meeting had been received from S. Herriot, S. Davies and D. Pye.

Agenda item – Core Strategy –after a brief introduction by the Chair Andrew Ashcroft (AA) advised as follows –

- Core Strategy had been submitted September 2014, hearings took place in February 2015 to examine strategy in more detail where necessary.
- Government keen on housing and have offered £16.5K to meet requirement to build 5,300 houses in rural areas. Herefordshire Council working with many NDP Groups in the area. AA confirmed they do not have a five year housing supply but the Inspector sought assurance that the County would provide this number of houses by 2031 although not particularly interested in where they are coming from. The number of houses for Cradley Parish Council has now increased to 103 but can take into account the nine already built, thirty-three where planning is in place, leaving us with a total of sixty one based on the 2011 figures.
- Decision will be made by Hereford Council, not a Planning Inspector, and the Parish Council have to convince their own examining Inspector through delivery of the NDP where we make suggestions and probable windfall sites.

How do we do this – within the settlement boundary or on land adjacent to settlement boundary, leaving us to make own assessment of windfall areas which may come forward, and if more than one, this can be dealt with however the Parish Council feels appropriate.

Choices available –

- Continue with NDP and work to revised targets through allocations.
- Continue with plan, work between revised targets and come forward with recommended land and windfalls.
- Continue with plan and delivery to own concluded figure.
- Decide not to produce an NDP (although not recommended) but advised that if this happens, County would take on the responsibility to meet the housing requirement in the Parish.

Question time –

AE asked what does total come to for all Parishes and how this adds up – AA confirmed the Council had only sent out letters to those producing NDPs and the figures come to approximately 5,000 but they expect an additional one thousand through windfall.

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AE queried inclusion of up to sixty houses at Pixiefields where outline planning permission has been given. No detailed planning had yet been received and density figures now in reserved matters – can we take this figure into account. AA advised we can indicate that we have already met and exceeded our target; lots of other NDPs are doing this, but he also agreed to ascertain the current position from Karla Johnson as it is vital to know whether this site, and number, can be included in the Parish requirement, although the final number may need to be adjusted once full planning permission was applied for. It was confirmed that if the Parish Council wished to challenge the number of houses suggested under the Core Strategy, Herefordshire Council would have a debate with us before we finalise the NDP. The Chair pointed out that Cradley is the largest, by area, parish in the County.

KW enquired regarding settlement boundary particularly as Cradley is the largest Parish in the County. It was agreed the NDP can define the settlement boundary, some NDPs are looking at redrawing them which can be thought through and flexible within the Parish Council judgment. AA advised that the NDP can define settlement boundary and it is entirely appropriate for the Parish Council to fill in a gap as long as it is within the settlement boundary which can be flexible within the Parish Council judgment.

It was confirmed we expect our NDP to be finalised during 2016 for presentation to the Inspector.

It is hoped the Core Strategy will be finalised by mid July 2015 – if Hereford Council accept the modifications they will put the final document forward to the Inspector. If it is accepted, the Inspector will notify the Council accordingly with adoption by mid July.

WH enquired how it would be monitored – AA advised Council will produce a report which will be reviewed every three or four years to check whether the growth has occurred.

GF enquired how the new Community Infrastructure Level (CIL) will work in replacing the old Section 106 payments – AA advised

- a) CIL is a fixed tariff, the applicant would pay on any size development, even down to one house. County will decide and set its own payment schedule which has to be reasonable.
- b) CIL breaks link between where you collect money and spend it.
- c) Section 106 had a three year payment cycle. CIL can be spent whenever you like.
- d) Advantages of CIL are should be spent on local development /infrastructure.
- e) CIL will be consulted on in due course – no mechanism in place as yet but told it could be used for match funding and also in partnership with local groups.

AA's final recommendation to the Parish Council was to be distinctive in our NDP and come up with one housing site with a definite design policy and principle for new housing , particularly bearing in mind the many character properties in the Parish. Above all, keep it simple.

There being no further business, the Chairman declared the meeting closed at 8.15pm.

C. Lowder

12th May 2015.

Signed..... Dated.....

Chairman.

