

# Llangarron Parish Council

Minutes of an NDP Parish Council Meeting  
held on Monday 4<sup>th</sup> November 2019 at 7.30 pm in the Garron Centre

## Present

Councillors: Sylvia Matthews (In the Chair), Liz Dingsdale, Barbara Fisher, John Joseph, Paul Lodge, Nigel Moore, John Norman, Nick Saunders & Simon Wainwright.

IN ATTENDANCE: Lynda Wilcox (Acting Clerk from HALC) & 36 members of the public.

1. **Apologies for absence** were received from Paul Bailey.
2. **Declarations of interest and written dispensation requests ...** There were none.
3. **HALC Clerk Cover for the meeting @ £200 + mileage**  
It was RESOLVED to access HALC clerk cover for the meeting @ £200 + mileage. It was noted that previous agendas had erroneously stated that the cover was £150 + mileage but it was explained that the correct price since 1<sup>st</sup> April 2019 was £200 + mileage. HALC would be honouring the £150 quoted on the previous agendas.
4. **Minutes from the NDP/PC meeting held on 16<sup>th</sup> October**  
The minutes were agreed as a true record and signed by the Chairman with the following amendment to item 6.1.2 a):  
“Within the proposed settlement boundary there was potential to develop 23 houses.”
5. **Neighbourhood Development Plan (NDP)**
  - 5.1 Consideration was given to the following settlement boundaries, following clarification that settlement boundaries and development boundaries were simply two different terms for the same thing:
    - 5.1.1 Llancloudy  
Two options were outlined on maps shown to the meeting:
      - a) Leaving out the SW spur.
      - b) Including the SW spur.

PARISH COUNCILLORS

There was some discussion as to whether a road shown in Option B was public or private. It was suggested that the differentiation between types of road could be shown by using different colours on the maps.

The Chairman commended the work undertaken by several councillors in identifying the proposed settlement boundaries.

LOCAL RESIDENTS

The owner of Shrub House commented that the current boundary split his garden and he would prefer the boundary to include all his property.

In response to a query about an application for four houses on the north side, the Chairman commented that, following NDP guidance, there was no requirement to include all planning applications.

In response to a query about the relevance of being inside or outside the settlement boundary, the Chairman clarified that planning applications on land within the settlement boundary were more likely to be approved than those outside.

PARISH COUNCILLORS

**Decision:** It was unanimously RESOLVED that the footprint of the village be kept as tight as possible and therefore Option A would go forward for public consultation under Regulation 14.

#### 5.1.2 Three Ashes

A very small linear settlement with the B4521 running through it. The footprint had been kept as tight as possible because the area had been hit very hard by development. Of all the areas, Three Ashes had most number of houses being built and planning approvals. The five properties at the Nurseries had been left out and slightly to the left and north is another two properties, making 12 properties since 2017 for a settlement of 30 houses.

PARISH COUNCILLORS

Support was expressed for the proposed boundary.

Concern was expressed about a piece of land which had recently been put up for sale, presumably for development.

LOCAL RESIDENTS

A local resident felt that the number of houses in Three Ashes was lower than quoted above.

There was support for keeping the Nurseries site outside the settlement boundary.

PARISH COUNCILLORS

There was general agreement to leave the Nursery site outside the settlement boundary.

**Decision:** It was unanimously RESOLVED to retain the strong boundary as proposed.

#### 5.1.3 Llangarron

The tight boundary referred back to the original draft from 2017. Four options were considered:

**Option 1:** Village area with Village Hall plus garden boundaries and the lower end of Herbert's Hill. It was noted that the land on the SE end of Herbert's Hill has an application for three houses going through at the moment.

**Option 2:** The other way around – Herbert's Hill is left out but the land over towards Oaklands in the NE corner has been included and currently has planning permission for four houses. There were other sites with planning permission along the lane.

**Option 3:** Both sites, Herbert's Hill and Oaklands have been included.

**Option 4:** None of the above but the settlement boundary to the village remains the same, no change.

#### PARISH COUNCILLORS

Views from both Llangrove and Llangarron residents were to keep both boundaries tight.

The bit to the north was always in the boundary and the parish council has now supported the three houses.

Although the whole field was included in the AECOM report, local residents are very concerned that it would lead to a wider development.

#### LOCAL RESIDENTS

Yes, the development at the bottom of Herbert's Hill was included during the previous Regulation 14.

A local resident felt that the boundary line should be as tight as possible because this particular part of Herefordshire is noted for its wildlife, preservation and traditional interests. So many other areas have been spoilt by over development and the area doesn't have the infrastructure to support a lot of development. Tight boundaries encourage infill sites and stop the green field sites from being robbed.

A local property developer confirmed their application for four houses at Oaklands and commented that if they were to apply for more houses, they would be two-bedroom ones.

It was pointed out that there should be consistency. The parish council should include the site that has permission for four houses but there would be a problem if a site without consent and with a previous refusal, was included.

#### COUNCILLORS

A consistent approach was felt appropriate and Herefordshire Council's figure of 73 houses was noted. It was thought that there might already be 80 houses which have planning permission but have not yet been able to be built.

It was also noted that the NDP would go up to 2031 and soft development had not been included. Voting on the options was as follows:

Option 1 ... no votes. Option 2 ... seven votes. Option 3 ... two votes. Option 4 ... no votes.

**Decision:** It was RESOLVED to support Option 2.

#### 5.1.4 Llangrove.

It was noted that the settlement boundary did not have to include the full extent of the village. There was some confusion about the inclusion of two houses. Both houses replaced properties that were outside the Herefordshire Council 1992 map. Olde Shop Cottage was included. There were three sites:

- 1) Bay Tree
- 2) Royal Arms
- 3) Nursery ... Brown field site.

The access road to Church Lane is very narrow and cannot be widened. The owner of the Nursery had put the site up for sale and said that five houses could be built there.

#### COUNCILLORS

There was general support for keeping the boundary as tight as possible. It was noted that the Nursery had been included as a brown field site. One councillor requested further information on Site 2).

#### LOCAL RESIDENTS

There was a great deal of support for keeping the boundaries as tight as possible because local residents felt that there had been enough development in Llangrove. It was commented that the four-bedroomed properties proposed on the Nursery site were now 5-bedroomed.

One resident felt that Olde Shop Cottage should be included but not the Nursery.  
COUNCILLORS

It was noted that some of the roads on the map were actually footpaths with a designated number.

It was noted that Site 2 had five x 1.5 storey houses.

There was concern that the paddock near the pub could be developed but it was suggested that any increase on the current five houses could be resisted using the housing policies in the NDP. Two options were outlined:

- a) Including the two buildings at the top in the settlement boundary: seven votes.
- b) Slightly larger boundary shown by a dash line on the map: two votes in favour and six against.

**Decision:** It was RESOLVED to support Option a).

## 5.2 AECOM assessment on the final two sites put forward.

The assessment on the final two sites had only been received from AECOM that evening and the Chairman commented that the document would be put on the website and further discussion, plus a response, would take place at the next NDP/PC meeting. She also commented that the report was purely a tool for the parish council to know which sites, if considered would be suitable.

## 5.3 Further amendments to the draft NDP e.g. housing policies in Section 9.

It was RESOLVED that the updated Housing Policy 9 would be put on the website for further consideration at the next meeting.

### 5.3.1 Green Spaces, Hedgerows and Verges Boundaries

Llangrove: The hedge line going towards Olde Shop Cottage was favoured.

Llancloudy: This area included hedges and daffodil verges. A local resident commented that the hedge which follows the stream is a very old one and should be protected. Another resident commented that green spaces had been included which were outside the settlement boundary.

Llangarron: The Village Hall was designated a green space.

Three Ashes: No questions raised.

It was unanimously RESOLVED to adopt the document prepared for the meeting and the Chairman thanked the councillors involved for their hard work.

## 5.4 The following items would be considered at the next NDP/PC meeting:

### 5.4.1 The following two revised documents being compiled by Herefordshire Council:

- a) SEA (Strategic Environmental Assessment).
- b) HRA (Habitats Regulations Assessment).

### 5.4.2 Final NDP draft being prepared by Kirkwells.

### 5.4.3 All documents for inclusion in the formal Regulation 14 consultation process.

The Chairman commented that the SEA and HRA documents would be updated by Herefordshire Council once the final NDP was available from Kirkwells.

**6. Employment of new Clerk**

6.1 Following consideration, it was RESOLVED that Nigel Moore should join Sylvia Matthews and be the second member of the Interview Panel for the new Clerk/RFO.

**7. Date of next NDP/PC meeting**

It was RESOLVED that the next NDP/PC meeting would be held on 21<sup>st</sup> November 2019.

SIGNED ..... DATE .....