



Stoke Lacy Neighbourhood Development Plan Steering Group Meeting 5th April 2022 at 7:00pm in the Plough Inn

Attendees: Jo Davies, James Wilson, Bill Morgan, Anne Reece, John Davies

By video conference: Louise Kirkup

Apologies: Ali Parker, Freddie Lewis, Charlotte Lewis, Janet Ivison

Agenda:

1) **Agree notes from last meeting**

Notes agreed.

2) **Hopton Lane to be taken out – agree**

- A discussion took place regarding the removal of the site for employment land.
- LK pointed out that the Herefordshire core strategy allows for conversion of farm buildings for both employment and residential use. This means that the landowner may gain planning permission regardless.
- It was agreed that because of strength of feeling it is better to remove the site from the NDP so as to ensure the plan as a whole is adopted.
- **Action LK to remove the site from the NDP document.**

3) **Landowner to be informed – BM**

- The landowner to be informed after approval by the parish council. **Action: BM**

4) **Renewable Energy Policy – agree**

Policy SL13: Proposals for New Renewable Energy Technology Schemes

'Small scale renewable energy or low carbon energy proposals that demonstrably benefit the community, and respect local character, residential amenity and highway safety will be supported. Such schemes should be located on brown field sites or be roof mounted and avoid the use of productive agricultural land.'

- It was agreed that the draft renewable energy policy circulated prior to the meeting be adopted.
- **Action: LK to include the draft policy in the NDP document.**
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5) **Settlement boundaries – note from Louise**

If you draw them too tight you may be criticised for having all these planning policies to guide new development but no realistic opportunities for building anything. Something HC has already hinted at, I think. Developers argue this at the next stage (Reg 16 consultation by HC) quite a lot.

Having said that, paddocks would normally be excluded. By including them, effectively you would be saying yes to new housing on them. So, the question is, do you want to include paddocks to allow for more new housing? Or do you just want to include gardens to allow for smaller opportunities

e.g., 'the up to 5' which is in the plan?

- JD circulated redrawn settlement boundary for Stoke Lacy. This includes gardens but not paddocks. And is delineated against defensible boundaries such as hedges, fences etc.
- The area dividing the garden of Orchard Barn with the manège there is delineated by the moat. Question for Louise: Does this qualify as a defensible boundary. **Action: LK to look into this and revert.**
- The SG agreed these new boundaries.

New issue. Would it be sensible to include the agricultural buildings at Church Farm be designated as an employment area rather than designated for housing as shown within the current settlement boundary proposal...adjacent to the Old Rectory Garden. The agricultural buildings are suitable for light industrial in the same way as the Hopton Lane proposal but with main road access instead.

- LK advised that the agricultural buildings referred to be removed from the settlement boundary. This was agreed.
- It was agreed that the settlement boundary at Stoke Cross should include the land currently occupied by Wye Valley Brewery, WSA and the NSA events bars as designated employment land to ensure that the plan gives due consideration for employment in the parish. **Action: JD to provide LK with maps by 11am on 7th April.**
- LK explained that she would update the NDP document with all the changes made following consultation. These should be circulated amongst the group and any further changes be reported to LK. The next meeting of the parish council on 13th April for them to approve the changes.
- There is no requirement to respond individually to every comment on the consultation. The document showing how the comments have been considered and what action was taken will be published on the website.

LK left the meeting at 7.42pm.

6) Financials – end of grant report to localities (BM)

- BM has submitted the detailed report of the expenses over the last financial year to localities. Detailing over and under spending with explanations compared to budget. Over all there was an underspend of £1208.01 This will be repaid and a further grant applied for the 2022/2023 year.

7) Next stages –

- a. Submit changes to Parish Council. Changes to be submitted to the parish council meeting on 13th April.
- b. Reg 16 Hereford Council. After parish council approval BM to submit amended document to Herefordshire Council.
- c. Independent Inspection – This will take place after the Reg 16 has been submitted to the council.

8) Agree next NDP SG Meeting date – 20th April at 7pm at The Plough if necessary. Date TBC

9) Comments from public attendees

There were no members of the public present.

The meeting closed at 8pm.

Proposed Future meetings

NDP Meetings				Comments
Date	Time	Location	Meeting details	
13 th April	7pm	VH	Parish Council meeting	NDP Changes approval.
20 th April	7pm	Plough	Steering Group	TBC

Activities and suggested target dates:

April	Finalise and agree changes to NDP Doc.
June/July 2022 (?)	Referendum