

**Minutes of the Neighbourhood Plan Steering Group Meeting held on Wednesday 11th
November 2015 at 7:30pm, Yarpole Parish Hall.**

Present: Brian Barnett (Tom Rogers, Audrey Bott, Robert Chitham, Kate Darby, Jo King)

Apologies: Liz Connolly, Barrie Morgan, Peter Furneaux, Mark Richards, David Connor, Andrew Thompson

Public Meeting on 1st Nov:

- Kate & Brian were thanked for their public meeting presentations.
- All comments gathered between the 2 public meetings have been noted and some comments have been replied to where appropriate (Jo King, by email).
- We are now gathering further comments (via drop box in church), until 23rd November.
- It was felt that on the whole the immediate response to the public meeting of 1st Nov suggests endorsement of our overall strategy. Tom characterised our approach so far as working on the 'where' (where we put SBs, where to accommodate new dwellings etc), but at the public meeting people seemed to want to move on to the 'what' (what size/type of dwelling etc).
- Questions arising at the meeting covered similar topics to those raised earlier some of which (e.g. road safety) are matters identified in the Parish Plan as matters to be pursued by the PC. New concerns centered on phasing issues and the mechanics of how to achieve affordable housing following the adoption of the Herefordshire Core Strategy. All comments raised were noted and will be included with the summary of comments from the drop in box. It was felt that our design criteria should try and reflect some of the concerns expressed about low cost housing.

Bill Bloxome Meeting, 9th Nov:

- Brian and Jo met with Bill and showed him the maps of 4 new SBs and explained where we are at. He now has maps/criteria/heritage/PP etc and is starting to write draft plan.
- Brian explained Bill's thoughts on the SBs etc and following SG discussion some changes have been agreed:
 - Lucton: Remove 1 x dwelling from SB.
 - Bircher: Remove land at The Knoll from SB.
Remove caravan park from SB (existing buildings can still be developed).
Suggested Byard site could be extended into adjacent field and turn in road improved. JK to check first with Bill what exactly he had in mind, before any action.
- Cockgate: JK to speak to Perry Bashford regarding his parcel of land and possibility of allowing more space south of P Hall within SB if some additional car parking for the Parish Hall could be achieved.
Brian passed on to group that Gemma Webster (new Ted Bannister) not impressed at first glance at our Cockgate SB. But we still feel we have enough justification. Jo and Brian will meet Gemma on 18th November.
JK to check planning permission status for M & R Bashford's house.

- Yarpole Bill agreed the lower Humphries site should not be developed, and liked the way it's inclusion as a green area creates a green bridge between the 'old' and 'new' parts of the village.
Bill made an interesting suggestion regarding Humphries's top site, see below.
- Next meeting with Bill: Tuesday 1st December, 7:30pm in Parish Hall. All to attend. Bill will present his draft so far and we can give him any further material. MR to draft an agenda (liaise with BB). (Apology from Kate).

Discussion on larger Yarpole sites:

- Humphries sites: We discussed whether, if it aided negotiation, we could move a couple of affordable houses from the Woodfield's site to the site adjacent to the Bell. However, at this stage it was still felt we shouldn't develop this site. Bill had suggested rationalizing the odd shape of lower end of the Croft Crescent site by making it a recreation area, and then allowing a slightly larger (7 dwelling?) site above that.
Tom suggested a footpath extension between the two existing footpaths, creating a circular walk which avoids the main road above.
JK to contact David Thompson (agent), with no detail, just to suggest a meeting and further discussion.
- Woodfield site: Kate pointed out that, as within SB, we are exposed to potential over development of this site. Suggested we either state area needs to be at least 50% green, or specify a specific number of dwellings over which you cannot go.
- Niblett site: BB to ask Gemma Webster what amount of building is possible on this site as it is, prior to moving within SB. Discussion as to whether to exclude from SB, as if within we again could be leaving ourselves exposed to over development.
- Short discussion on the number of dwellings proposed for this bit of Yarpole (7+5+1=13). Concern had been expressed about access along Brook lane and the possibility of another access at the side of Woodfield's barn was raised. This site will be the subject of a site specific brief so these points will need to be picked up there.

Moving forward:

- Design: Robert & Kate liaising on a general design criteria and a specific one for the Woodfield site.
- JK to publish a short bit of info in next Newsletter, thanking for attendance at meeting and letting public know what we doing now. Most importantly, let them know that we are constantly revising the plan and will keep all informed via church board and website.

The meeting closed at 9:20pm.