

**Minutes of the Planning and Development Group 25<sup>th</sup> January 2011**

Apologies

William Braid

Richard Osborne

Present

19 Parishioners

- Mr. Colin Robinson chaired the meeting and gave a welcome and introduction. A secretary was appointed for the evening and the suggestion was made that a different person could take on this role for each meeting.
- The Chairman summarised the findings of the relevant section of the Parish Questionnaire and explained the need for a new housing survey, along with an introductory explanation, to go out to all parishioners. As with the questionnaire, this would be hand delivered, rather than posted.
- An example of a housing survey was circulated.
- It was suggested that advice should be taken from Haley Crane, the Housing Enabling Officer employed by Hereford Council, and from Mel Preedy, on Chris Gould's team, before formulating questions. (Chris Gould was the officer who helped with the Parish Plan).
- Andrew Prior, planning officer, has stated that the current building envelope for Garway Parish is only within the village, from the pub to the wind turbine. Mr. David Atkinson, Chair of the Parish Council explained that these restrictions are in Herefordshire Council's Unitary Development Plan. In 2013 this will be superseded by, a less prescriptive Local Development Framework. Within this, the majority of developments will be in the main towns. Further development will be within tiers, depending upon facilities provided, larger villages, such as Ewyas Harold, being in Tier 1. Garway will be in Tier 2, some development will be allowed. Below tier 2, development will not be allowed without further facilities.
- The results of the Parish Plan questionnaire show that the community does not want any large developments.
- A question was asked whether the housing survey should question whether the community wanted the Parish Council to be proactive in finding sites for suitable development. It was explained that if the community wanted development, then the council would be proactive.
- Mr. Chris Strange proposed a vote on whether there should be a new housing survey. The vote was unanimously in favour.
- A question was asked about the funding for the survey. Mr. Atkinson explained that the advisors would not have to be paid for. The committee would need a working budget; this would be presented to the Parish Council. HCC would be approached about funding the survey.
- The need to keep the community informed about the Group meeting was discussed. This meeting had been advertised twice in the Parish Magazine, on the village website and on the notice board. The possibility of a door drop was discussed. 4 volunteers offered to deliver these.
  
- The question was asked, 'What is local?' - in terms of low cost housing for local people. Haley Crane will be asked to clarify the definition and possible procedures used to implement it.
- The need for questions to filter those people who think there is a need, from those with an actual need, should be included in the survey and those with a need should be encouraged to put forward their names and addresses.

- The distinction between affordable and social housing was discussed. The HCC document does not make a clear distinction. Part ownership is encouraged. The government view is that social housing should not be for life.
- Before the next meeting, the fundamental questions that need answering by Haley Crane and Mel Preedy should be prepared, so that they can be given these in advance. The meeting will also be open to further questions. Parishioners will be invited to email their questions to Colin Robinson. This will be done by the usual advertising and on flyers.
- It was suggested that, as families now have fewer children, more houses would be needed to maintain the same number of children in the parish.
- The importance of discussing housing design and ecological features was stated.
- The site of the Old School house was discussed, as it had been identified as a concern on the map of the parish. It was suggested that if there was enough pressure from the community the planners may act. Andrew Prior had indicated that it would be considered as a suitable place for building. It was thought that the County Council would not be able to compulsorily purchase unless there was structural disrepair and the building became dangerous. A letter of concern will be circulated to be copied and signed by parishioners.

Date of the next meeting:

To be arranged when a date is confirmed with Haley Crane and Mel Preedy.