



WALFORD PARISH COUNCIL

Minutes of the extraordinary meeting of Walford Parish Council

Held Thursday 7th April 2022, 7:30pm
At Bishopswood Village Hall

Present: Councillors Akers - Chair, Dolman, Evans, Petersen, Vine, Whelan, van Lienden and Curtis.

In attendance: N Richmond(Clerk), and members of the public.

1. **Apologies for absence:** Councillor Drummond - reason for absence was accepted
Councillor Chinn - reason for absence was accepted
Councillors Cole and Francis attended as members of the public.
Councillor O'Brien was absent.
2. **Declarations of interests:** No dispensations were requested. The following declarations of interest were made:
Cllr Dolman – Agenda item 4 Representations C6-walf 19 and C8 Walf19/20 -Non pecuniary
Cllr Van Lienden – Agenda item 4 Orchard Heights – non-pecuniary.
Cllr Curtis – Agenda item 4 C6 Howle Hill boundary – non-pecuniary.
3. **Public Participation Session:**
Cllr Akers explained to the members of the public that due to the length of the agenda 15 minutes were set aside for them to speak, and that there was a limit of three minutes per person.
The first to speak was Peter Dunn, who firstly read out an e-mail circulated to councillors prior to the meeting in opposition to the inclusion of Site 11(R3) for 5 dwellings within the Coughton settlement boundary. He said that he did not understand why councillors, having previously decided against the site there was now a proposal to include it. Several other members of the public also spoke against the inclusion of the site including Anselm Panes, Andrew Eyre, Be & John Bush, Keith Hunt and Keith Steele. The feeling from these speakers was that once the five house development was approved this would lead to the expansion of the site up to the original proposal of up to forty houses. Sian Newbert then spoke to point out that Leys Hill was seeing considerable housing development so why should the developments not be shared around. The session ended with a question from Anselm Panes as to when they would hear what the views of the councillors was on this subject.
Cllr Akers explained that following the public participation session, council would take items 4 and 5 of the agenda together, consider the comments made in the Schedule of Representations and vote on any proposals made in the Schedule of Alterations.
4. **and 5. Schedule of Representations and Schedule of Alterations:**
The representations were then discussed in turn:
C1 Cllr Akers asked the council's consultant Bill Bloxsome to outline the rationale of the inclusion of Site 11(R3) for 5 dwellings in the Coughton settlement area. He advised that the brief from the council was for the inclusion of small developments of up to five dwellings in order to meet the housing numbers required under the Herefordshire Council core strategy. This site now met the criteria (the 5 dwellings being within a slightly extended 'envelope' of the settlement area set to exclude the much larger proposal originally put forward) and he added that comments made by planning officers relating to previous applications indicated that they considered this area possible for the right development. He also pointed to the Memorandum of Understanding that Walford Parish Council has with Ross Town Council in which it is agreed that Walford may use 10 dwellings from the Ross over provision in order to meet its target provided Walford has used its best efforts in utilising all suitable small sites. Cllr Akers added to this pointing out that within the NDP there are several other allocated sites within the parish with equivalent or larger areas for development all of which have no mains drainage. She advised council that within contract law the standard set for claiming to have used your best efforts is high, and if council did not include this site it was unclear if Ross Town Council would consider this a breach of the Memorandum of Understanding. Cllr Vine asked Bill Bloxsome what the consequences might be of council rejecting the site. He said that Herefordshire Council in further consideration of the NDP would probably require an explanation of why the site was rejected.
Cllr Akers then moved for a vote on inclusion of Site 11(R3) for 5 dwellings. The vote was 6 in favour and two against so the vote was carried. Following this a vote was then taken on the Schedule of Alterations change reference numbers 34 and 35 which also relate to inclusion of site 11 and the vote was 6 for and two against so was carried.

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Cllr Akers then introduced all the remaining items in the Schedule of Representations. She asked that councillors vote on proposed changes from the related Schedule of Alterations or make any comments they had where there were no proposed changes as a result of the representation.

C2 WALF20

In relation to the Howle Hill Sharman's Pitch settlement boundary, Cllr Akers proposed that the boundary exclude two fields and the chapel as she could see no justification for housing development there. A vote was taken 7 voted in favour (Cllr Curtis did not vote having declared a non-pecuniary interest) so this was carried.

C3 Bill Bloxsome is to advise Herefordshire Council that there is no mains drainage on Howle Hill contrary to what is stated in their Environmental report.

Aside from the above no comments were made by councillors on any of the representations for which no changes were proposed, and all votes taken on proposed changes were voted unanimously in favour. Cllr Dolman left the room during the discussion of C6 - WALF19.

Cllr Akers then proceeded to take stakeholder representations. Again all the proposed changes were either voted unanimously in favour or had already been approved under the previous representations section. Under S6 it was noted that an extra word 'make' had been included in error and should be removed.

6. Draft NDP

Cllr Akers proposed that the draft NDP, including all the proposals agreed at the current meeting be approved. Councillors voted unanimously to approve.

7. Environmental Report.

Cllr Akers proposed that the comments on the Environmental Report be forwarded to Herefordshire Council. This was approved unanimously.

8. Delegation of the Environmental Report.

It was AGREED that, upon receiving the updated Environmental Report from Herefordshire Council, this would be considered by the NDP steering group and then added to the agenda of a future full WPC meeting.

9. Delegation of the Consultation Statement and Basic Condition Statement.

It was AGREED that these would be considered by the NDP steering group and then placed on the agenda of a future full WPC meeting.

10. Publication of the Approved Documents.

It was AGREED that upon submission of the approved documents under Regulation 15 to Herefordshire Council, the documents will be published on the NDP and WPC websites.

11. Next meeting:

20th April 2022 at Bishopswood Village Hall

The meeting closed at 21.00

SIGNED

Joanne Akers

DATE

20/4/22