

# Kingsland Neighbourhood Development Plan (KNDP)

## Steering Group Minutes

### Monday 7 September 2015 Angel Inn 7.00pm

Present - Committee members	Apologies
Rodney Smallwood– Chair (RS)	Sarah Hanson- vice chair (SH)
Chris Southgate – (Vice chair) (CS)	Merry Albright (MA)
Jackie Markham Volunteers sec (JM)	David Thompson (DT)
Patricia Potheary: Secretary (PP)	Ed Wallington (EW)
Sally Deakin communications sec (SD)	Chris Gooding – Data Orchard (CG)
Brian Watkins (BW)	Sam Banks – HC NDP support team
Robin Fletcher (RF)	Peter Vaughan (PV)
Bill Bloxome-Data Orchard (BB)	Richard Hewitt (RH) Finance +clerk to PC
Sebastian Bowen (SB) local councillor	Rick Noordegraf (RN)

1. **Apologies for absence as above**
2. **Previous Minutes agreed and actions completed**
3. **Declarations of interest** Robin Fletcher and Brian Watkins Item 4a (no vote permitted)
4. **Changes to the KNDP for Cobnash and Shirlheath following consultation**  
Bill Bloxome consultant Data Orchard (DO) reported as summarised below:

**a. COBNASH** Marginally more want development. Including those from Cobnash whose preference was for infill frontage, whereas others preferred a boundary. DO Suggests that the frontage only option goes too far on side towards Leominster. On balance and taking all expressed views into account, a tight, single depth boundary could preclude any development which was contrary to criteria in rest of plan and would better accommodate traffic considerations. Boundary needs to be more uniform in length along each side of the roadside frontage.

**Comments at meeting.** By far the biggest issue was traffic and it's impact on safety. DO suggests this is not such an issue overall although discussion highlighted inadequacies of the two junctions, traffic speed, the visibility along the main route, narrow condition of Broomy Hill lane and no footways or link to Kingsland. A request for advice from HC highways is not yet forthcoming. Other issues that were raised were that further development should be quite limited in scale particularly along Broomy hill lane which has exceptionally few dwelling frontages along it's length and a distinct rural character. Sewerage is not an issue in this location as there is no connection to the sewerage works. One site specific issue about the proposed boundary cutting through a garden, to be looked at by DO and resolved in line with common practice. DO advises that the plan should include criterion about traffic safety. Agreed to include the forge site for potential dwelling.

**Proposal** Single depth boundary to be drawn to better reflect the frontage development within a settlement boundary. Agreed unanimously. See attached map

**b. SHIRLHEATH** Twice as many of those attending the consultation voted for settlement boundary rather than frontage although a majority of Shirlheath residents preferred a frontage.

**Comments** Views from consultation included a preference for Longmoor. Settlement boundary thought by some to be best in terms of providing for local people. The suggested boundary around Mayfield may not provide enough space to build on. Other ideas include only using brownfield land although none of this may be suitable to come forward within this plan period. Junction improvements are thought by some to be needed if development is to go ahead.

**Proposal** To adjust the plan to take comments and option preferences into consideration, by limiting the plan to a narrower boundary at one end, more like infill and expand out at end nearest the industrial end and A4110. This would also retain the frontage originally proposed. Agreed (6 for 1 against) See attached map

5. **Progress with the grant application** – Being released as planned

6. **Final steps towards Reg 16 submission of the report.**

- Sep 21 Rough final draft to be produced by DO for KNDP steering group comments
- Oct 5 Non proof-read final draft to be ready for KNDP steering group meeting approval
- Oct 8 Released to Parish Councillors for ten days
- Oct 20 PC meeting to approve final Reg 16 draft for submission
- Oct ASAP. Final formatting and submission to Herefordshire Council under Regulation 16

6. **Any other business; Communications from the community**

Sally Deakin - Freedom of information request for a pre-app sites and number of houses not allowed by Herefordshire Council.

7. **Date of the next meeting October 5<sup>th</sup> Corner's Inn 7pm**