

HEREFORD CITY COUNCIL

HEREFORD CITY COUNCIL PLANNING & HIGHWAYS COMMITTEE

MINUTES OF THE MEETING OF THE PLANNING & HIGHWAYS COMMITTEE

HELD AT THE TOWN HALL, HEREFORD
on Wednesday 27th July 2016

Present: The Right Worshipful the Mayor (for part of the meeting) Councillors Michael, Mansell, Dykes and Hey

OFFICERS ATTENDING: Steve Kerry, Town Clerk; Lesley Bruton, Finance Officer and Clerk-elect of Tenbury Town Council and Mr Ben Nash representing Hereford Civic Society

P174 APOLOGIES FOR ABSENCE: Councillors Boulter, Chappell, Griffiths, Lloyd-Hayes, Nichols

P175 APPOINTMENT OF SUBSTITUTES:
None

P176 DECLARATIONS OF INTEREST:
None.

P177 MINUTES OF PREVIOUS MEETING OF THE COMMITTEE:
The minutes of the meeting of the Planning and Highways Committee held on 6th July were agreed as a true record of the meeting.

P178 DISTRICT COUNCIL MEMBERS:

It was Resolved that the participation of those City Councillors who are also members of the County of Herefordshire District Council in both the debate and any subsequent vote on matters contained in this agenda is on the basis that the views expressed are preliminary views taking account of the information currently available to the City Council and that District Councillors reserve their final views on all applications until they are in full possession of all relevant information both for and against.

P179 POLICY ISSUES

The Clerk circulated a note of a recent meeting attended by himself and Councillor Michael which had agreed to begin work on the Area Plan on a very tight programme. It was noted that the two years it would take actually involves little more than year of local work, the remainder of the time is taken up by statutory consultation periods and time allowed for DCLG to appoint an inspector and for that inspector to complete their report. One area that had been queried was the possibility of a local policy on affordable housing which is not permitted under the current legislation, which is designed to reduce pressure on developers to build affordable homes. The new concept of a starter home is still well above the means of an average earner in Herefordshire. Other policy areas which will allow some of the ground lost in recent legislative changes will be explored. Both the brownfield sites and HMO policy will be covered in the Area Plan work.

The Clerk also reported that neighbouring parishes were responding positively to the Mayor's initiative to come and speak to them about the eastern river crossing, with venues being booked for September meetings.

P180 APPLICATIONS FOR PLANNING PERMISSION

It was **Resolved**

That the applications noted in the attached table, and the licensing matters attached with the responses of the City Council be agreed and forwarded to the Planning Authority by the Clerk.

The Mayor apologised that he had to leave the meeting for another engagement at this point.

P.181 CORRESPONDENCE

P181.1 Co-option

The Clerk presented a report about the possibility of co-opting a named representative of the Civic Society to the committee, emphasising that this would be a recommendation to Council and would be for a non-voting member. It was also noted that his would be named individual not an arrangement for the Society to send a representative as available. After discussion it was proposed by Councillor Mansell, seconded by Councillor Dykes and

RESOLVED That the Committee continues to invite the Civic Society to send a member to each of its meetings and invites their comments on applications of interest to the Society.

P182.2 Community Land Trust

The Clerk briefed members about the developing CLT following today's meeting with officers of the emerging trust for Three Elms which was part of an attempt to involve the community in managing what was a generally unwelcome development, but which is virtually certain to gain planning consent because the land had been designated in the core strategy for housing development. The development of a CLT would enable local people to work with the developer, take over the management of green spaces and use that as a lever to gain other advantages for the local community by partnership working as an alternative to a confrontational approach at every stage of the planning process. This has been used in other parts of the country where consent is inevitable but the community wishes to influence a development. Members were interested in this idea and Councillor Mansell confirmed that it had received a more positive response from the Church Commissioners than had initially been expected. Support for the formation of a CLT would be considered by Council in September.

P182.3 Housing Development to the north of Roman Road

The Clerk confirmed that he had received notice that this matter, upon which the committee had supported Holmer and Shelwick PC's objections and added concerns of their own, had been arranged for consideration by Herefordshire's Planning Committee on Wednesday 3rd August. Committee agreed that the Clerk should speak on deputation, unless this would prejudice Holmer and Shelwick's access in which case he would attend to show support for their position. It was expected that as both parishes had been consulted both would be given access to address the Committee.

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P183 DATE OF NEXT MEETING

Wednesday 17th August 2016

There being no other business the Chairman declared the meeting closed at 7:55 pm.

Signed

Date