

MINUTES of a meeting held at 7.30 pm 18th January, 2017

Venue: Harvington Village Hall

Present:

Chris Haynes	Chairman
Gill Smith	Local Facilities and Leisure Group
John Colebrook	Parish Council and Business Group
Chris Rushworth	Housing Group
Les Hancock	Transport Group
Clive Allen	
Maureen Hall	Secretary, Parish Council and Environment Group

1. Apologies: Apologies were received from Kathy Haynes

2. The Minutes of the last meeting were approved and signed by the Chairman. There were no matters arising.

3. Chairman's Report

The Chairman reported that we had not yet drawn on the money provided by Wychavon District Council, nor applied for the money available from Locality. As soon as we have the quotations from the prospective Consultants we will apply for the funds. It was suggested that the Treasurer be asked to produce a statement of expenditure to date to submit to the Parish Council, and the Chairman undertook to action this.

4. Housing Group Policy Document

Chris Rushworth presented to the Committee the Draft Policies drawn up by the Housing Group. It was noted that the results of the Call for Sites would identify those areas within the village which are available for development. Until this is known, it will not be possible to finalise the Policies. The Housing Group is confident that the results of the Village Survey have been fully incorporated, however, and that the final document will reflect the wishes of the residents.

It was pointed out that Policy H1.1 stated that the village boundary should remain unchanged. It was agreed that this should be amended to read 'settlement boundary', but that provision should be made for sites adjacent to the settlement boundary.

It was suggested that the Plan should also state clearly that access roads to any development should meet the minimum width requirements for the number of houses within the site, thus avoiding the possibility that a road constructed to cope with a small number of dwellings is later expected to cope with a larger number, due to an extension of the development site. Roadside parking should also be taken into consideration.

Regarding affordable housing, CR believed that a report on the need for social housing had been produced for the previous Village Plan. MH undertook to contact the Parish Clerk to ask her to check the archives for this.

5. Response to Call for Sites

CH reported that he had sent the proposed draft documents to Andy Ford at Wychavon DC for feedback, and had also checked with him the advertising requirements for the 'Call for Sites' process. Andy had confirmed that there was no necessity to advertise outside the village, so advertising appeared only in the Village News.

There were three requests for the forms, but only two were returned. There was also an enquiry from another owner within the village, but as only two or three houses would be involved this site did not fall within the purview of the 'Call for Sites' exercise.

The two sites which had been put forward were (a) land to the east of Crest Hill, and (b) the paddock behind the bus stop on Village Street. The Committee were reminded that sites must be assessed objectively against the Draft Policies produced by the Working Groups, and any recommendations made must reflect the degree to which they conformed to those Policies.

The Committee discussed both sites at length. Regarding Crest Hill, CH pointed out that there was an apparent discrepancy between the acreage stated on the Call for Sites submission (2.4 hectares) and that produced by the Neighbourhood Planning mapping software (3.9 hectares). He undertook to clarify this with the site owners. Various other concerns were raised by Committee members, including the width of the access road (assuming that this would be going through the small development of nine houses already approved); the rural nature of the village and the effect that such a large urban development would have; the importance of the rural view into and out of the conservation area; and the fact that this was one of the least favoured sites to come out of the Parish Survey (No.11 out of 12).

The Village Street proposal did appear to conform to the Draft Policies. It lies within the settlement boundary in a fairly central area of the village, and it was noted that the owners had offered part of the site as a community area. It was decided that CH would go back to the owners and ask if it would be agreeable for 50% of the site to be developed, with the other 50% being put aside for a possible new Village Hall / Village Green area.

CH had produced a report on the Call for Sites process, to be submitted to the Parish Council. The Committee considered this and suggested various amendments. It was decided to defer further discussion on this matter until the amendments had been made, and the information required from the site owners had been obtained.

6. Heritage and Environment Survey

Due to Christmas, illness and personal commitments, Kathy Haynes and Mo Hall had not yet had the opportunity to meet, to draw up a Working Toolkit for the volunteers to use. However, they will be meeting early in February, subject to recovery from illness.

7. Village News

It was decided that this month's report in the Village News should take the form of a synopsis of progress so far.

8. Deferment of Items

As the hour was getting late, it was decided to defer Items 8 (Consolidation of Draft Policies) and 9 (Terms of reference for Consultant) to another meeting.

9. Any Other Business:

None

10. Date of Next Meeting:

7.30 pm., Thursday, 26th January 2017 at the Village Hall.

The meeting closed at approximately 9.15 pm