

Titlely Neighbourhood Plan Examination

Response to Questions of Clarification by Titlely Group Parish Council

Dear Ann Skippers

In response to your queries regarding our Neighbourhood plan, Titlely Group Parish Council would like to make the following comments:

1. Policy TG4, Land at Titlely Farm.

We would make reference to our Steering Group meetings notes (publicly available on the Titlely Group Parish Council website). In particular the meeting dated 9th March 2018. A representative of the land owner, and resident of the village played an active part during the discussions relating to this site and indeed proposed the mix of housing and green space. We therefore have confidence that the site will be available and capable of being delivered in the manner envisaged. To give surety on this point, the policy envisages the completion of a planning obligation linking the housing and open space elements.

2. Policy TG5, Titlely Settlement Boundary.

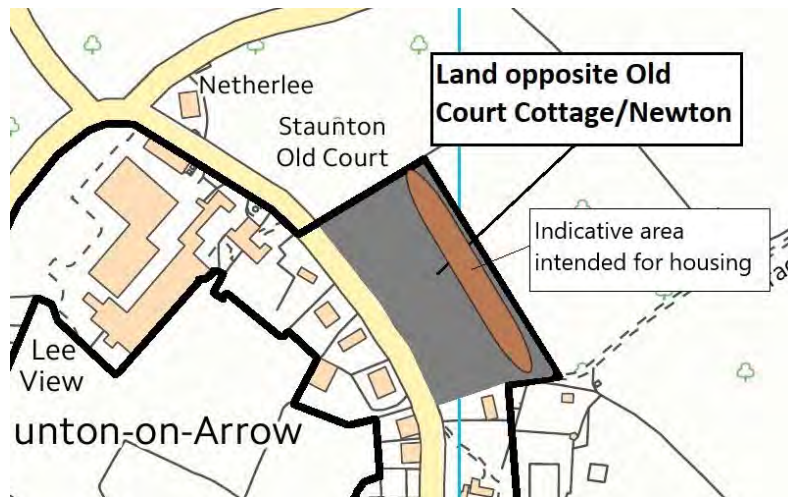
a. We assume that Herefordshire Council will supply you with the relevant plans, factual information and planning history. This site has proved very controversial within the Titlely community resulting in a large amount of local objection. We would reference the minutes of the Open Meetings, our representations to Herefordshire Council, the Planning Inspectorate and our local M.P., and all the local objections lodged on HC's planning portal. Without going into all the reasons for objection, in enabling housing delivery we chose alternative sites for inclusion because they provided safer access onto the main road and offered smaller scale mixed housing (reference Steering Group meeting 9th March 2018).

To include both these parcels within the settlement boundary, in particular the second proposal that has been refused planning permission on highway safety grounds, we would consider highly controversial within our community. Because of the large amount of local objection, inclusion would severely damage the NDPs potential for success at referendum. In general coming from an area historically considered 'open countryside', our NDP has more than adequately achieved its required proportional growth within HC's Core Strategy. We would see any recommendation for inclusion as undermining the right, afforded to us by this process, to choose where and what type of development we want within our community. (Reference Steering Group Notes 20th September 2018).

b. The Group Parish Council has deliberately excluded Titlely Village Hall and car park from the settlement boundary. In drawing the settlement boundary at this point, we acknowledged a clear break in development on the east side of Green Lane between The Stag Inn and the built form of the village hall, with open countryside opposite to the west. We also did not wish to encourage any future spread of development along both sides of Green Lane which could be enabled by the boundary being extended unnecessarily to the north west to include the village hall. The Stag meadow, immediately east of the hall, is traditionally used for the village fete (by kind permission of the owner), and we wanted to maintain control of any future development by exclusion from the settlement boundary. (Reference Steering Group Notes 9th March 2018)

3. Policy TG6, Land Opposite Old Court Cottage/Newton

a. In the development of this policy we felt that defining the proposed developed portion within the overall allocated area too prescriptive in planning terms. Guided by community consultation and feedback, we, therefore chose to proportion the site 75:25, open space to developed land, with the developed land to the rear or east of the site to afford both privacy to the existing houses to the west and to 'make' a village green/open space. Retaining the roadside hedgerow will also reduce the impact of the new development. We envisaged an approximate line of 5 mixed houses along the eastern/rear boundary, as per the attached indicative sketch which is provided for your benefit only (Reference Steering Group Notes 9th March 2018, 7th June 2018, 28th June 2018, 20th September 2018).



In terms of modification to the policy, greater clarity would be provided by reference to a compass direction (rather than the present "rear") without being over-prescriptive, e.g. amend policy TG6 criterion 3 to read: "the new dwellings are sited to the north east of the site and ...".

b. A representative of the landowner was actively involved in the discussions concerning this site (Reference the above Notes) and was the original source of both the proposals for mixed housing and development of a 'village green'. We therefore have confidence that the site will be available and capable of being delivered in the manner envisaged. To give surety on this point, the policy envisages the completion of a planning obligation linking the housing and open space elements.

Our next Parish Council meeting is scheduled for the 12th November at which time we will review this response and any further queries you may have. Both Parish Council minutes and all Steering Group Notes can be viewed at the Titley Group Parish website.

Yours sincerely,
Titley Group Parish Council

**DRAFT NOTES FOR STEERING GROUP MEETING HELD ON 9th March 2018
AT TITLEY VILLAGE HALL AT 7PM**

PRESENT: David Nicholson, Jo Burton, David Forbes, Jeremy Mitchell, Charlie Janson,
Richard Edwards, Shaun Haydon, Donald Macintyre.

Apologies: John Jones

Declarations: Matters relating to land at Old Court, Staunton on Arrow – Jo Burton and Richard Edwards
Matters relating to land at Titley Court, Titley – David Forbes

Housing Site Assessment General Discussion:

- Clarification from David Nicholson concerning different weighting given to proximity of Housing Assessment Sites to listed buildings.
- Existing proposals for housing allocation in the draft plan satisfy housing requirement 2011 to 2031.
- General feeling that proposed allocations did not reflect community need for small scale, affordable housing.
- Only large developments of 11+ houses would generate affordable housing in planning terms.
- Survey of existing houses may give weight to need for smaller houses.

Sites 2&3:

Exposed aspect of these sites, proximity to listed building, location at edge of village and non defined boundaries meant that these sites would not be proposed for inclusion in final assessment.

Site 5:

Less exposed than 2 & 3 and has defined boundaries.

Too large a site but sympathetic proposal, including a green space (possibly buffering the barn conversions and listed Titley Court), smaller size housing and reduced density of houses might prove acceptable to the community. Has much better access than site 4, which also has undefined boundaries and with existing planning for the Balance farmyard would make too large a development.

Note that the Development Plan examiner would only look to see that we had achieved our allocation not the differences between sites-DN

DF to produce sympathetic plans for this site for next meeting.

Site 10:

Again too large a site for inclusion when measured against the plans allocation need. If, however we wanted affordable housing this site might provide the 11+ housing needed. Sympathetic design, including a village green space adjacent to the road may be acceptable to the community. JB to do plans for inclusion in draft assessment for review at next meeting.

Site 7:

No defined eastern boundary within the orchard. No requirement in regard to achieving plans allocations. Therefore not to be pursued.

Stagg Meadow Green Space:

Defined settlement boundary to exclude the meadow from development and retain as open countryside.

Not to pursue Green Space designation due to opposition from landowner (reference e-mail from James Forbes 25th February 2018-attached), and potential loss of goodwill.

Cannot put informal agreement in NDP.

Open Meetings:

Provisional date Sat 5th May: Titley 10-12

Staunton on Arrow 2-4

SH to draft flyer for Open Meetings for review at the next meeting.

DM to look into A1 plans for site allocations, concept and policy maps for both Staunton and Titley.

Open meetings to include all submitted sites, concept plans and draft settlement boundaries.

Grant Funding:

Not progressed as far as anticipated and need to return some grant before submitting next application. CJ to liaise with Rachael Jones (PC clerk). DN to submit invoice for this meeting.

Next Meeting: Thursday 12th April 7:00 pm location to be confirmed

TITLEY & DISTRICT GROUP PARISH COUNCIL

(Incorporating Knill, Nash, Rodd and Little Brampton with Staunton On Arrow And Titley)

Parish Clerk : Mrs Rachael Jones
Flintsham Court
Titley
Kington
Herefordshire
HR5 3RG

Telephone : 07929 650290
Email: rachaeljones.titleyipc@gmail.com

Bill Wiggin MP
North Herefordshire
House Of Commons
London
SW1A 0AA

20th October 2016

Dear Mr Wiggin

We are writing to you to express our deep concern over the planning proposals for The Balance Farm, Titley. We are attaching the minutes of two public meetings held within the village and the comments we as a Parish Council have sent to the Planning Office in Hereford.

In brief, we cannot understand how the first proposal for five 4 bedroom houses could have been approved when judged against the Core Strategy's RA2 status for Titley. In particular when the Kington HMA assessment indicates that the local need for housing is for 2 and 3 bedroom dwellings. The Core Strategy also emphasises the need for diverse housing in RA2 villages as the existing housing stock is already skewed towards larger properties. National Planning Policy also requires housing developments to be both sustainable and based on local demand.

With regard to the second proposal for a further five 2/3 bedroom houses when combined with the first creates a single ten house estate in the centre of a village that currently has only about fifty dwellings. We consider this to be completely out of scale to the rest of the village, not appropriate to their context, not sustainable and likely to erode the quality of village life. We are currently at the early stages of developing a Neighbourhood Plan, but from the comments and level of objection shown at the public meetings it is inconceivable that a single ten house estate would be our chosen route to fulfil our housing target.

On a wider note, Herefordshire's lack of a 5 year housing land supply, when used by the Planning Office to defer decisions to the National Planning Policies presumption in favour of approval, takes power away from both Neighbourhood Plans and the county's Core Strategy. This, we feel, is in direct contradiction to the attempts of the Localism Act to devolve power away from central government.

We look forward to hearing your views and comments.

Yours sincerely

On behalf of
Titley & District Group Parish Council

TITLEY & DISTRICT GROUP PARISH COUNCIL
MINUTES FOR EXTRAORDINARY MEETING
TUESDAY 15TH SEPTEMBER 2015 IN TITLEY VILLAGE HALL

Present: Cllrs R Edwards (Chairman), R Sankey, N Lloyd, N. Davies, H Jones

In Attendance: Mr Poole (Agent), Mrs A Vaughan (Applicant) Mr C Vaughan, 17 members of the public, and Parish Clerk Mrs R Jones

1. Apologies of absence

Ward Councillor R Phillips, Cllr R Bennett

2 Open Public Questions and Discussion

The Parish Council arranged an extra meeting to discuss the planning application for the proposed site for the erection of five 4 bedroom houses at land at Balance Farm, Eywood Lane, Titley, Kington Herefordshire HR5 3RU and to invite local residents to get their views on the application. This application is for outline planning.

The chairman welcomed everyone to the meeting and introduced Mr Poole, the applicants agent and Mrs A Vaughan, the applicant.

Mr Poole gave a short statement about the planning application and explained the reason for development.

- In 2013 the Council indicated that this site would be suitable for development.
- The site at present has a large silage pit, building and yard area.
- There is a back drop of trees around the site which also form a boundary to the eastern side.
- The site is unused and therefore will benefit the area by tidying it up.

The Chairman opened the meeting for any questions and a discussion from the public. The mains points have been listed below:

- The barn is not used for any agricultural purposes.
- A local resident was concerned that the track across the orchard which is next to the proposed site would be used by agricultural machinery to access a field.
- Generally there were no objections to the site being developed, but the local residents felt that there should be an element of affordable housing for local people included in the plans, to enable them to stay in the area.
- One resident pointed out that there is a triangular area of land on the site, which has been excluded from the plans, which at present has a caravan and rubbish on it. They felt that this should be included to make the area tidy.
- The increase in traffic along Eywood Lane was a concern.
- The road junction where Eywood Lane joins the B4355 was a great concern, it is situated on a bend and oncoming traffic cannot be seen. The walls along the B4355 cannot be moved back to increase the splays, as they are Listed.
- The traffic travels fast along the B4355 and the question of a reduction in the speed limit was noted.
- Would the proposed site be connected to the mains sewerage system in Titley?, as the system has had major problems in the past.

Ward Councillor R Phillips could not attend the meeting, so the Chairman read the following statement on his behalf:

"Titley has no settlement boundary and therefore under the existing planning legislation is deemed as open countryside. This means a presumption against development unless it has an agricultural or business tie (subject to appraisal) or conversion of a building of some material substance. The National Planning Policy Framework and declining existing Council UDP supports this decision.

Following the passing of the Core Strategy, Titley has been designated as a main village and subject to proportional reasonable growth. Policy RA2 of the emerging Core Strategy is the relevant policy.

I would want to place on record that **if** any development does ahead in Titley I will seek with PC support 106 contributions towards traffic/highway improvements including a reduction in speed limit".

The chairman closed the public meeting at 8.30pm

4. Consider Written Statement For Planning

The Chairman reconvened a meeting with the Parish Councillors at 8.45pm

The Parish Councillors felt that overall the local residents were not against a development on the site, but felt that affordable housing should be included in the plans.

The Councillors **AGREED** that the written statement on behalf of the Parish Council should be as follows:

- a decision should be determined by the framework of the current open countryside policy.

The Chairman will write a response to the Planning at Herefordshire Council.

Meeting Closed at 9.15pm

SIGNED **DATE**
(CHAIRMAN)

**TITLEY & DISTRICT GROUP PARISH COUNCIL
EXTRAORDINARY MEETING
MINUTES –Tuesday 4th October 2016 at Titley Village Hall**

Present: Cllrs R Edwards (Chairman), R Sankey, J Mitchell, R Bennett, N Lloyd

In Attendance: Parish Clerk Rachael Jones and 40 local residents

1. Apologies of absence

Cllrs N Davies, C Janson, H. Jones

Local residents : Mr John Jones, Barry & Lyn (Balance Barns) Mrs Vaughan

2. Declaration of interest

None declared

3 Consider The Following Planning Applications :

- **162518 – Agricultural Workers Dwelling At Balance Farm, Titley** – to remove agricultural occupancy condition on the historic permission for an agricultural workers dwelling at Balance Farm, Titley originally granted in 1995 (95/0238/0)
- **160581 – Land at Balance Farm, Titley – Approved** planning application for 5 four bedroom houses
- **162824 – Land at Balance Farm, Eywood Lane, Titley** – site for proposed erection of 5 dwellings

The Chairman welcomed everyone to the extraordinary meeting to discuss planning applications: 162518, 160581 and 162824 and made the following points:

- In November 2015, the Core Strategy was approved and adopted by the Council. All planning applications are determined by the National Planning Policy Framework and Titley changed from being open countryside, to a settlement,
- This means that there will be residential development in Titley and up to 2031, the **minimum** amount of houses which will be allowed to be built is 12%
- Titley Neighbourhood Development Plan is in the early stages and looking to set up a steering group.
- Hereford has a lack of a 5 year housing supply

Ward Cllr Roger Phillips introduced himself and made the following points:

- In the Core Strategy, Titley's status changed from open countryside to a settlement and is now a village capable of taking development.
- The Government state that you must identify land for development in the next 5 years.
- Most planning applications are dealt with by a designated Planning Officer, but if 20 or more objections are received for a planning application, it may be dealt with by the Planning Committee, who would then make the decision.
- Advised residents to all write individually to the Planning Officer to support or object to the applications.
- When planning application 160851 for 5 houses had been approved, Ward Cllr Phillips asked if the applicant Mrs Vaughan would be willing to make a financial contribution towards local infrastructure, eg reducing the speed limit through Titley from 40 to 30 mph, but she is not under any obligation to do this and highways were not supportive either. Ward Cllr Phillips will follow this up again.

Public Session

The following points were raised and discussed by the local residents relating to the following applications:

162518 – Agricultural Workers Dwelling At Balance Farm, Titley – to remove agricultural occupancy condition on the historic permission for an agricultural workers dwelling at Balance Farm, Titley originally granted in 1995 (95/0238/0)

i) **Mr Poole, the applicants agent read out the following statement on behalf of Mrs Vaughan:**

“Introduction

This site has a lengthy planning history the facts being that planning approval was granted for an agricultural workers dwelling. Works in the form of foundations was carried out to establish commencement of development.

The Application

Outline planning permission was granted in October 1995 under code 95/0238/0. Permission is sought to remove the condition which restricts occupancy to agriculture. It is the only matter before the Council and should not be confused with the considerations associated with a planning application.

Reason for the application

Due to changes in circumstances there is no longer any need for an agricultural workers dwelling at The Balance Farm. There remains however an implemented permission. If the Council remove the condition, the house could be built and occupied like any other open market dwelling”.

- ii) The following points relating to this application were made by the Chairman:
- Cllrs Edwards, Cllr Mitchell and Mr Poole had a site visit on Friday 30th September 2016
 - Planning had been approved for a property with an agricultural occupancy condition in 1995
 - Foundations had been done in 2001
 - There was an old quarry in the vicinity of this site
- iii) The following points were made by the local residents:
- A letter from the planning office dated in 2007 was read out, stating that planning may have lapsed. It had been signed by Mark Tansley.
 - The site borders Grade II Listed Parkland and is a sensitive area
 - If a house with an agricultural tie is no longer required, then no property should be built.
 - Residents were concerned if planning restriction lifted, then would it set a precedence for more applications for the building of houses.
 - A resident had a map from “The Herefordshire Housing Land Assessments 2015” site for Titley, which ear marked a brownfield site on land around Balance Farmhouse, for suitable residential development. The resident asked who produced this plan. The Parish Councillors had not seen this map before.
 - The residents were concerned that if the agricultural occupancy condition was lifted, then what would happen to the site and what size property would be built.

- If the agricultural occupancy condition was lifted, Mrs Vaughan could be asked for a contribution towards infrastructure
- Majority felt that the agricultural occupancy condition should not be lifted.

160581 – Land at Balance Farm, Titley – Approved - planning application for 5 four bedroom houses

The Chairman informed the residents that planning application 160581 for 5 four bedroom houses was approved 27 July 2016 and read out part of the appraisal in the decision report of Mr Mark Tansley, Case Officer.

The following points were raised and discussed:

- The houses may not be sold for local needs
- 4 bedroom houses too big and expensive for local people
- The developers seem to be making fools of local residents
- There is a concern regarding the pressure on local amenities, especially relating to the problems with the Welsh Water sewerage plant in Titley
- The increase in traffic in Eywood Lane
- The junction where Eywood Lane joins the B4355 is dangerous.
- The village requires smaller houses which young people can afford to enable them to stay in the area
- Where is the employment for people buying the houses
- This is only outline planning approval, therefore how big will the houses be
- The demographic of Titley, as young people cannot afford to buy, house prices too high. Young people are the life blood.
- A 4 bedroom property in Titley has been on the market for 4 years and not sold
- Self build plots should be made available

162824 – Land at Balance Farm, Eywood Lane, Titley – site for proposed erection of 5 dwellings

Mr Poole, the applicants agent, read out the following statement on behalf of Mrs Vaughan:

Introduction

“On 27th July 2016 outline planning permission (160581) was given for housing development on approximately half of the available land that was the former farmyard at The Balance. The Planning Authority considered objections to this planning application and conditions appear on the decision notice that deal with these matters”

The application

“The site lies within Titley Village identified in Policy RA2 of the adopted Herefordshire Local Plan. The outline planning application before the Parish Council today takes up the remainder of the site available. The applicant wishes to maintain an agricultural access to the fields to the north of the application site, consequently the area of the land proposed for development is confined to that within the red line. It was noted in the Parish Councils response to the earlier application that affordable housing was required. The proposal seeks to provide the opportunity for 2 and 3 bed dwellings to be built in Titley.

Effect On Titley Village

This is a small scale proposal that makes use of the remainder of the previously developed part of the site. The proposal is specifically for 5 smaller dwellings and would add to the local housing stock and should not have any detrimental impact on the character of Titley”.

The following points were raised and discussed:

- Many residents were against this second application due to the infringement on their own properties and would have a severe impact on the converted Balance Barns and spoil the views.
- 10 houses in one area is a large development and will have a big impact on Titley
- Why were the 2 applications done separately
- It would increase the traffic using Eywood Lane and the junction is dangerous where it joins B4355, due to the visibility.
- Highways should be made aware of the dangerous junction especially the visibility aspect.
- It will open the door for future developments
- All the development is in the same area of Titley, it should be in different areas of Titley
- There are ongoing problems with the Sewerage Treatment Plant in Titley, which does not operate properly.
- A resident suggested that house prices could be reduced by making self build plots available.
- This is an outline planning application, what will the design of the houses be like, should they be in keeping with the Balance Farmhouse and Balance Barns.
- Due to the increase in development, residents do not want street lights in Titley
- We need more affordable homes for young people to buy in Titley
- Residents very concerned if this planning application passed, more applications for houses may follow
- The applicant should pay towards infrastructure if planning granted.

Ward Councillor Phillips advised the residents to write to the Planning Department and voice their objections or support for these planning applications. Ward Cllr Phillips has the ability to call it to planning committee if enough residents write.

4. Consider planning applications: Parish Council

A resolution will be passed to exclude the public

- a. To consider comments by Parish Council relating to planning applications 162518 and 162824

Application No: 162518

The Councillors discussed the residents concerns and it was unanimously agreed to make the following comment to Herefordshire Council, Planning:

1. We are aware of a small quarry in the vicinity, this may require further investigation.
2. The Parish Council have been made aware of a letter from the planning office which was sent to a local parishioner in 2007, which states that the planning approval on the original application may have lapsed. The planning department need to investigate this further.
3. As there is still a farmhouse and agricultural land at the Balance Farm and both are linked and cannot be sold separately, therefore a house with

an agricultural tie may be required in the future for more affordable agricultural accommodation.

Therefore the Parish Council feel that the agricultural tie should remain on this property.

Clerk to make above comment

Application No : 160581

Councillors discussed the residents views. The Chairman had sent an email to Mark Tansley, Planning Officer, questioning the approval of this planning application for 5 four bedroom houses and read out Mark Tansleys response. The Councillors discussed sending Mark Tansleys response email to Bill Wiggin MP and making an official complaint, as they felt Herefordshire Council had failed to follow their RA2 Policy.

Clerk to send email to Bill Wiggin MP. Chairman to process complaint.

Application No: 162824

The Councillors discussed the residents views on this planning application for 5 houses, made up of three 3 bedroom houses and a semi detached property of two 2 bedroom houses. The Councillors were not satisfied with the planners decision on the application number 160581. The main objection is that the whole development is too big and would put too much stress on local infrastructure and also the wider area. The development is out of proportion to the rest of the village. The Councillors agreed that the application should go to the planning committee for a decision.

Chairman to write a comment on this application for Herefordshire Council Planning.

b. Review of road works undertaken on roads B4355 and 91607

The Councillors discussed the road conditions following patching and resurfacing on the B4355 between Titley and Presteigne and the 91607 roads. The Councillors all agreed that there still remains large areas of poor road condition and not all the works had been carried out. The following locations were discussed.

Clerk to discuss with Lara Edwards, Locality Stewart for Balfour Beatty at a meeting on 14 October 2016.

B4355 – Going out of Titley between Burcher Court and 91607 junction going towards Presteigne. Road surface needs replacing especially road edges.

91607 - Broadford and for approximately 300m in an easterly direction
From Stockley Cross west before you reach the tight bends
Road edge west of the above tight bends

Meeting closed 11.35pm

SIGNED **DATE**
(CHAIRMAN)

160581 - prop site for 5 x 4 bedroom
Dwellings.
(Approved)

Planning Enquiries

From: donotreply@herefordshire.gov.uk
Sent: 23 March 2016 00:15
To: Planning Enquiries
Subject: Planning application comment was submitted

The following is a general comment on application P160581/O by Rachael Jones:

"

Titley & District Group Parish Council would like to make the following comments:

With regard to policy RA2 of the Core Strategy relating to Titley parish it specifically states that schemes generate size type tenure and range of housing that is required in particular settlements reflecting local demand. Also section 4.8.18 states that future housing needs of each HMA provide an appropriate mix of dwelling types and sizes having regard to the Local Housing Market Assessment. The 2012 Update of the Herefordshire Local Housing Market Assessment indicates that the mix of of housing required for the Kington HMA is approximately 50% 3 Bed, 25% 2 Bed, and only 18% 4+Bed.

The application for 5 no. four bedroom houses at the Balance Farm therefore does not comply with the recently adopted Core Strategy and the Parish Council cannot support it as it does not address either parish or the wider Kington HMA housing needs.

At the Public meeting concern was raised about the increase in traffic that would be generated by the proposal with specific regard to the junction of the B4355 and Eywood Lane. The Parish Council would like to endorse this concern specifically relating to the poor visibility in the Kington direction and the current 40 mph limit within the village. The speed limit is currently in Hereford Council list for review and any major development within the village should provide financial aid to reduce the limit to 30 mph.

The Parish Council also feel that the proposed access to the agricultural land through the proposed housing development would be totally inappropriate and alternative routes should be found.

Please see below the minutes of a special Parish Council meeting held to discuss with the public this planning application:

TITLEY & DISTRICT GROUP PARISH COUNCIL
MINUTES FOR EXTRAORDINARY MEETING
TUESDAY 15TH SEPTEMBER 2015 IN TITLEY VILLAGE HALL

Present: Cllrs R Edwards (Chairman), R Sankey, N Lloyd, N. Davies, H Jones

In Attendance: Mr Poole (Agent), Mrs A Vaughan (Applicant) Mr C Vaughan, 17 members of the public, and Parish Clerk Mrs R Jones

1. Apologies of absence
Ward Councillor R Phillips, Cllr R Bennett

2 Open Public Questions and Discussion

The Parish Council arranged an extra meeting to discuss the planning application for the proposed site for the erection of five 4 bedroom houses at land at Balance Farm, Eywood Lane, Titley, Kington Herefordshire HR5 3RU and to invite local residents to get their views on the application. This application is for outline planning.

The chairman welcomed everyone to the meeting and introduced Mr Poole, the applicants agent and Mrs A Vaughan, the applicant.

Mr Poole gave a short statement about the planning application and explained the reason for development.

- In 2013 the Council indicated that this site would be suitable for development.
- The site at present has a large silage pit, building and yard area.
- There is a back drop of trees around the site which also form a boundary to the eastern side.
- The site is unused and therefore will benefit the area by tidying it up.

The Chairman opened the meeting for any questions and a discussion from the public. The main points have been listed below:

- The barn is not used for any agricultural purposes.
- A local resident was concerned that the track across the orchard which is next to the proposed site would be used by agricultural machinery to access a field.
- Generally there were no objections to the site being developed, but the local residents felt that there should be an element of affordable housing for local people included in the plans, to enable them to stay in the area.
- One resident pointed out that there is a triangular area of land on the site, which has been excluded from the plans, which at present has a caravan and rubbish on it. They felt that this should be included to make the area tidy.
- The increase in traffic along Eywood Lane was a concern.
- The road junction where Eywood Lane joins the B4355 was a great concern, it is situated on a bend and oncoming traffic cannot be seen. The walls along the B4355 cannot be moved back to increase the splays, as they are Listed.
- The traffic travels fast along the B4355 and the question of a reduction in the speed limit was noted.
- Would the proposed site be connected to the mains sewerage system in Titley?, as the system has had major problems in the past.

Ward Councillor R Phillips could not attend the meeting, so the Chairman read the following statement on his behalf:

“Titley has no settlement boundary and therefore under the existing planning legislation is deemed as open countryside. This means a presumption against development unless it has an agricultural or business tie (subject to appraisal) or conversion of a building of some material substance. The National Planning Policy Framework and declining existing Council UDP supports this decision.

Following the passing of the Core Strategy, Titley has been designated as a main village and subject to proportional reasonable growth. Policy RA2 of the emerging Core Strategy is the relevant policy.

I would want to place on record that if any development does ahead in Titley I will seek with PC support 106 contributions towards traffic/highway improvements including a reduction in speed limit”.

The chairman closed the public meeting at 8.30pm

4. Consider Written Statement For Planning

The Chairman reconvened a meeting with the Parish Councillors at 8.45pm

The Parish Councillors felt that overall the local residents were not against a development on the site, but felt that affordable housing should be included in the plans.

The Councillors AGREED that the written statement on behalf of the Parish Council should be as follows:

- a decision should be determined by the framework of the current open countryside policy.

The Chairman will write a response to the Planning at Herefordshire Council.

Meeting Closed at 9.15pm

SIGNED DATE
(CHAIRMAN)

"

Their contact details are as follows:

First name:

Rachael

Last name:

Jones

Telephone:

Email:

rachaeljones.titleypc@gmail.com

Postcode:

hr5 3rg

Address:

Flintsham Court, Titley, Kington, Herefordshire, HR5 3RG

Link Id:

160581

To: Planning Inspectorate - 162824 -

From: Rachael Jones [mailto:rachaeljones.titlepc@gmail.com]

Sent: 30 May 2017 23:33

To: West1

Subject: 162824 - Land at Balance Farm, Eywood Lane, Titley, Appeal no: APP/W1850/W/17/3168668

Application Reference & Site Address: 162824 - Land at Balance Farm, Eywood Lane, Titley, Kington, HR5 3RU

Description of development: Site for the proposed erection of 5 dwellings. Appellant's name: Mrs Angela Vaughan

Appeal reference: APP/W1850/W/17/3168668

Titley Group Parish Council would like to make the following representations to the Planning Inspectorate regarding two planning applications within our parish that have been referred to appeal.

Application 162824 Land at Balance Farm-Site for proposed erection of 5 dwellings. Appeal no. APP/W/1850/W/17/3168668.

We would like to confirm our objection to this proposal and reiterate our main points that we have previously expressed to Hereford Council Planning Department.

Back in October 2016 we held an extraordinary meeting to discuss this application at which forty members of our community came to register their views. This represents a very large proportion of Titley residents who overwhelmingly expressed strong objection to the proposal. This has been backed up with over 30 letters of objection.

Titley has been designated RA2 status within Hereford Council Core Strategy. With approximately 85 houses within the parish and a proposed proportionate growth rate of 12%, this equates to 10 houses to be built by 2031. Since 2012, 4/5 barn conversions at Titley Court, previously approved 5 houses at the Balance and more recently 3 residences at the old school, Titley has already passed its required growth rate. This new proposal would therefore exceed Titley's proportionate growth by nearly 50%. This we consider totally unsustainable for a small rural community lacking both the infrastructure and local services to support it.

The junction of the road leading to the development and the busy B4355 has always been considered dangerous, with restricted views in the Kington direction. The cumulative effect of all the housing developments adjacent and this new proposal is only increasing the likelihood of a serious accident.

Titley has a dispersed pattern of development with only about half its houses spread along a mile or so of the B4355 with the remainder isolated houses and farms. The proposal (particularly in conjunction with the previously approved 5 houses at the same site) would create a 'estate' style development inconsistent and out of scale with the rest of the village.

The scale of the proposal would also have a detrimental effect on the adjacent grade II listed 'Capability Brown' parkland of Eywood.

Issues with both rainwater flooding and sewerage have not been addressed by the proposal.

As part of the Neighbourhood Development Plan process for Titley two 'Drop In' sessions have recently been held, with 56 residents attending. With regard to housing these are some of the views expressed:

housing for local need

low cost housing

housing to suit young families

dispersed pattern not estates or nucleated

live/work and self build housing

poor services and infrastructure cannot support large developments.

As this proposal does not address or is contrary to these views it is inconceivable that such a development would be included in the final plan.

Kind regards

Titley & District Group Parish Council

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

181476 - Access - Refused.

- Application for approval of reserved Matters
on application 160581.

From: webmaster@herefordshire.gov.uk [mailto:webmaster@herefordshire.gov.uk]
Sent: 21 May 2018 10:02
To: Planning Enquiries
Subject: Planning application comment was submitted

The following is a comment on application 'P181476/RM' by 'Rachael Jones'

Nature of feedback: Submitting a general comment

Comment:

Titley & District Group Parish Council would make the following comment on this application:

The Parish Council always welcomes schemes that seek to improve highway safety within our villages. We would however like to make the following observations regarding this application.

We note that the applicant has used their own data to infer an average design speed of 25 mph resulting in splay lengths of 33m. We think that the data used to derive this speed should form part of the application. This is primarily because local knowledge suggests that some vehicles travel far in excess of this speed on this section of road, that has a statutory limit of 60 mph. We would request that either the Highways department carry out its own independent survey or at the very least, has access to the applicants data. It would seem sensible to us that when considering road design that 'factors of safety' should be introduced when using averages(to ensure these higher speeds are considered as part of the design, as this is when accidents are more likely to occur). We would be keen to hear the Highways views on this as we feel longer splays may be required.

We would also like it to be noted that the introduction of the splays in no way improves the safety of the junction where Eywood Lane joins the B4355. This was particularly important to the Planning Inspector who regarded the introduction of additional traffic at this junction significantly harmful to road safety and indeed refused any further housing at this site as a result.

At certain times of the year, mainly at planting and harvest, this road is heavily

used by agricultural traffic, particularly as much of the applicants land is rented out. This may not be represented within the traffic data supplied by the applicant.

We would not like to see any of the mature beech boundary to the Balance farm removed to accommodate the splay or required visibility to the East of the proposed entrance.

Attachment:

Their contact details are as follows:

First name: Rachael

Last name: Jones

Telephone:

Email: rachaeljones.titleypc@gmail.com

Postcode: HR5 3RG

Address: Kington

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=181476

From: Web
Sent: 25 February 2019 21:27
To: Planning Enquiries
Subject: Planning application comment was submitted

The following is a comment on application 'P190122/RM' by 'Titley & District Group Parish Council Titley & District Group Parish Council'

Nature of feedback: Objecting to the application

Comment:

The following comment is made on behalf of Titley & District Group Parish Council:

The Titley Group Parish Council has consistently highlighted the highway safety issues with regard to both this application and the original plans for the five four bedroom houses. The lack of visibility at the Eywood lane junction with the B4355 has not changed and no alteration is to be made to the speed limit. There is still a large level of opposition within the community to this proposal not just on road safety issues but also on the impact such a potentially large development would have on a small village. As the road safety issues have now been accepted by both Hereford Council and the Government Planning Inspector at Appeal, we would consider that revoking the original approval for the four bedroom houses the only way to ensure the safety of the public. We would therefore endorse the letter from the Marches Planning and Property Consultancy regarding this matter.

We would also like to draw the attention of the council to our emerging Neighbourhood Development Plan which has reached Regulation 14. Due to the road safety issues, large level of community objection, estate style development inconsistent with the linear form of the village and, as already demonstrated, the developers wish to expand the proposal, we have not included any part of this development within our plan. We have instead included housing allocations that we consider better serve our community and do not create road safety issues. As can be seen we are still easily able to exceed our proportional growth requirements.

We also note that no consideration in the access plans has been given to the gate post to the west of the entrance that would obscure the splay visibility in this direction along Eywood lane.

Finally we would ask that this application be considered at committee, due to the large level of community opposition and to demonstrate Hereford Councils commitment to public safety.

Attachment:

Their contact details are as follows:

First name: Titley & District Group Parish Council

Last name: Titley & District Group Parish Council

Telephone: [Response - Telephone]

Email: rachaeljones.titleypc@gmail.com

Postcode:

Address:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_application_search/details?id=190122

Application of reserved Matters for 160581

From: Web <web@herefordshire.gov.uk>
Sent: 16 August 2019 21:42
To: Planning Enquiries <planning_enquiries@herefordshire.gov.uk>
Subject: Planning application comment was submitted

The following is a comment on application 'P192515/RM' by 'Rachael Jones'

Nature of feedback: Objecting to the application

Comment:

TITLEY & DISTRICT GROUP PARISH COUNCIL WOULD MAKE THE FOLLOWING COMMENT ON THIS APPLICATION:

Titley Group Parish Council's response to Planning Application 192515 The Balance Farm

Following the site and subsequent open meeting, and also further representations made to the Parish Council by local residents, there remains within our community strong opposition to this development. Although the reserved matters appeal regarding the entrance arrangements has recently been approved by the Inspector, the fact that the proposal will cause significant harm to road safety at the Eywood Lane/B4355 junction remains. This is seen by our community as a failure of Hereford Councils Planning and Highways Department to have adequately investigated the effects of the original outline planning on the wider road network, with the result of placing our residents at increased risk of road accident (Titley Neighbourhood Development Plan 5.16, Policy TG16 item 4). We cannot therefore support this application on the grounds that it will diminish road safety.

The Parish Council strongly objected to the outline plans provision of four bedroom houses in a Housing Area that predominantly requires two and three bedrooms. We wrote to both you and our M.P. regarding this, with the response that local market demand will regulate the size of house a developer will build. We are unaware of any change in the type of demand locally yet the detailed plans still look to provide only four bedroom accommodation. The Parish Council cannot support a development that does not look to meet the needs of our local community or the surrounding area (Titley Group Neighbourhood Plan 5.17,5.19, Policy TG6).

We would also consider that in the context of Titley the building of five large houses constitutes a major development. The village is characterised by a linear form of settlement. The proposal would be in effect a substantial 'backland' development which would not respect the settlement character. The Parish Council cannot support a development that does not respect the settlement character (TGNP Policy TG 6, 5.15,5.16).

With regard to the detailed plans and statement; Firstly we would note that the roof

height proposed is a substantial increase on the existing barn. We are concerned that this will make the development 'stand out' from the adjoining properties including the Grade II listed Balance Farm and Barn Conversions and also the Grade II listed Eywood Park. We also think the increased height would make the proposal potentially much more visible from further afield e.g. Green Lane, The Mortimer Trail. The Parish council consider that the detailed plans do not respect the character of adjoining development and therefore cannot support them (TGNP TG 16 item 1, TG15).

There are many traditional farmyards within our community. Examples can be seen at The Balance, itself, Titley Court, Flintsham Court, The Highlands, Park Farm and many more. All of these were built with locally quarried stone. The idea that red brick will give the impression of a local traditional farmyard is frankly ridiculous and will serve only to give the impression of a new housing estate style development. Details such as the vertical (as opposed to traditional horizontal) boarding, the portico and diminutive chimney stack on the 'farm house' and the all brick single line of double garages add to the overall impression of an urban design. Four of the houses are of almost identical design again giving the overall impression of an estate. The Parish Council therefore feel that the detailing does not respect the character of adjoining properties or indeed the wider village (TGNDP TG16 item 1, 8.8).

We note that the ecological survey carried out for the outline planning permission regularly references the assumption that little or no removal of existing boundary trees will be carried out. The detailed landscaping proposals, although look to plant a new hedge line and trees, do however show the removal of the existing cypress tree planting and many other relatively mature trees. Local anecdotal evidence suggests the presence of bats, owls assorted song birds [REDACTED] on, or adjacent to, the site. We feel a further survey taking into account the detailed landscaping should be undertaken to properly assess the potential loss of habitat so provision can be made both during construction and after to accommodate wildlife present (TGNDP TG16 item 6&7).

We are further concerned that the removal of the cypress trees along with the increased roof height will make the site too visible from the Grade II listed Eywood Parkland to the west (TGNDP TG15 item 1).

We have previously written regarding flooding along School lane and at the War Memorial and our concerns that this development may exacerbate the problem. It was noted at the site meeting that there was existing drainage on the site but no detail of outfall/soakaway system was known. The detailed plans for the proposal refer only to a soak away system for handling storm water. Again, local anecdotal evidence, suggests that large quantities of rainwater enter this site on its Northern boundary from adjoining farmland during the wet winter months. The Parish Council would like to ask for a more extensive survey of the existing drainage and proposals to mitigate potential run off from both the site itself and soakaways based in heavy clay soils.

The Parish Council would like to raise several concerns regarding the environmental impact of this development. The detailed plans allow for only vehicular access to the site. How do pedestrians access either these houses or the village without having to walk in the access road or indeed Eywood Lane (where there exists a known risk to road safety)? No footpath provision has been detailed. Also no provision is made or referred to for alternative forms of transport, most notably cycling (TGNDP TG16 item 4). There is no detail for any 'street lighting' requirements and if required, the effect this

would have on adjoining properties. It would seem that as the garages are some distance from the houses some form of lighting would be required for people to park then safely walk to their homes across a shared access. Titley has no street lighting and provision here of such would have an adverse impact on both existing residential amenity and the environment through light spillage (TGNDP TG16 item 5).

No detail has been supplied regarding how these homes are to be powered. Titley Group Parish council takes very seriously our need as a community to safeguard the environment for the future. Our current Building Regulations are generally regarded as inadequate and lag far behind many of our European neighbours. We feel that it is imperative that new house builds look very seriously at how they can minimise their carbon emissions through use of building materials, alternative energy sources (e.g. solar, ground source heat pumps, rainwater capture etc) and reduction in dependence on fossil fuels for transport. Within only a few years we would be ashamed to have built unsustainable houses where there is ample potential here for so much better (TGNDP TG16 item 2).

In conclusion, Titley Group Parish Council feel that these inappropriate plans are so much at odds with the thrust of our Neighbourhood Development Plan that they are impossible to support. The redundant site, if no longer to be used for agriculture, should be developed in a sensitive, sustainable manner so that it becomes an asset to our community rather than separate from it. We are happy to consult with the agent or owner to help facilitate this. We are, however, opposed to these plans and given the history of opposition within the community and subsequent appeals ask for any decision to be referred to the Planning Committee.

Titley Group Parish Council

Attachment:

Their contact details are as follows:

First name: Rachael

Last name: Jones

Telephone: [Response - Telephone]

Email:

Postcode:

Address:

Link Id:

https://www.herefordshire.gov.uk/info/200142/planning_services/planning_applications/search/details?id=192515

We would further like to reiterate our concerns about the junction of Eywood Lane and the B4355 where all the traffic from the proposal would join the highway system. There is very poor visibility in the Kington direction and in icy conditions, because of the slope of the road, stopping can be difficult. It is the general feeling within the community, that 'it is an accident waiting to happen'.

With regard to the proposals impact on both foul and storm water drainage. The public sewerage system in Titley installed by Welsh Water, to which the development intends to connect, does not currently work. The sewerage plant has to be emptied twice a day by large tankers. This is far from an ideal situation and we would not like to see an increase in the burden on the system without first finding a remedy. During a recent heavy storm, flooding near the war memorial left large amounts of mud and water on the road and adjacent properties. This culvert is fed by the ditch into which the development proposes to drain. We feel that the faster water response time for the developed site will make this flooding problem worse and, again, a solution to this should be found before proceeding.



Please also see minutes of the public meeting sent as an attachment.

Please can you confirm receipt of this email and that the comments and attachment will be put on the application representations:

kind regards
Rachael Jones
Titley & District Group Parish Clerk

**DRAFT NOTES FOR STEERING GROUP MEETING HELD ON 9th March 2018
AT TITLEY VILLAGE HALL AT 7PM**

PRESENT: David Nicholson, Jo Burton, David Forbes, Jeremy Mitchell, Charlie Janson,
Richard Edwards, Shaun Haydon, Donald Macintyre.

Apologies: John Jones

Declarations: Matters relating to land at Old Court, Staunton on Arrow – Jo Burton and Richard Edwards
Matters relating to land at Titley Court, Titley – David Forbes

Housing Site Assessment General Discussion:

- Clarification from David Nicholson concerning different weighting given to proximity of Housing Assessment Sites to listed buildings.
- Existing proposals for housing allocation in the draft plan satisfy housing requirement 2011 to 2031.
- General feeling that proposed allocations did not reflect community need for small scale, affordable housing.
- Only large developments of 11+ houses would generate affordable housing in planning terms.
- Survey of existing houses may give weight to need for smaller houses.

Sites 2&3:

Exposed aspect of these sites, proximity to listed building, location at edge of village and non defined boundaries meant that these sites would not be proposed for inclusion in final assessment.

Site 5:

Less exposed than 2 & 3 and has defined boundaries.

Too large a site but sympathetic proposal, including a green space (possibly buffering the barn conversions and listed Titley Court), smaller size housing and reduced density of houses might prove acceptable to the community. Has much better access than site 4, which also has undefined boundaries and with existing planning for the Balance farmyard would make too large a development.

Note that the Development Plan examiner would only look to see that we had achieved our allocation not the differences between sites-DN

DF to produce sympathetic plans for this site for next meeting.

Site 10:

Again too large a site for inclusion when measured against the plans allocation need. If, however we wanted affordable housing this site might provide the 11+ housing needed. Sympathetic design, including a village green space adjacent to the road may be acceptable to the community. JB to do plans for inclusion in draft assessment for review at next meeting.

Site 7:

No defined eastern boundary within the orchard. No requirement in regard to achieving plans allocations. Therefore not to be pursued.

Stagg Meadow Green Space:

Defined settlement boundary to exclude the meadow from development and retain as open countryside. Not to pursue Green Space designation due to opposition from landowner (reference e-mail from James Forbes 25th February 2018-attached), and potential loss of goodwill. Cannot put informal agreement in NDP.

Open Meetings:

Provisional date Sat 5th May: Titley 10-12

Staunton on Arrow 2-4

SH to draft flyer for Open Meetings for review at the next meeting.

DM to look into A1 plans for site allocations, concept and policy maps for both Staunton and Titley.

Open meetings to include all submitted sites, concept plans and draft settlement boundaries.

Grant Funding:

Not progressed as far as anticipated and need to return some grant before submitting next application. CJ to liaise with Rachael Jones (PC clerk). DN to submit invoice for this meeting.

Next Meeting: Thursday 12th April 7:00 pm location to be confirmed

N D P STEERING GROUP
NOTES OF THE MEETING HELD ON 7th JUNE 2018 AT TITLEY VILLAGE HALL

Present: Richard Edwards, Martin Booty, Jeremy Mitchell, John Jones, Shaun Hayden,
Charlie Janson, Debbie Stokes, Jo Burton.

Apologies: David Forbes

Declarations of Interest: Jo Burton - sites relating to the Old Court, Staunton-on-Arrow
Richard Edwards - as above

Notes of previous meeting:

General Review of residents comments made at Parish AGM:

- *Residents generally felt uninformed concerning site allocations and progress of NDP.
- *Need for better communication and more representation of centre of Staunton village on the Steering Group.
- *Site 10 development of 10 houses too large and out of proportion to the size of the centre of the village.
- *Large amount of resentment arising from the Biodigester at the Old Court and associated traffic movements.
- *Lack of services, large agricultural traffic on the road through the village, noise and smell from the biodigester and digestate tank(located to the south of site 10) make site 10 unattractive for development.
- *No local employment for potential families and road and digestate tank dangerous for children.
- *Concern over affordable housing and who would benefit.
- *MB circulated notes from Staunton residents meeting.

Steering Group assessment of Site 10:

Positives

- *Village Green for local events and additional parking for Hall.
- *Potential for lower cost 2/3 bedroom housing.
- *Potential for other types of housing e.g. self build, live work and eco friendly, as suggested by residents survey.
- *Not all built at once and spread over NDP life time.

Negatives

- *Lack of services.
- *Too large a development and out of proportion to the centre of the village.
- *Proximity to Biodigester and digestate tank.
- *Lack of local employment opportunities.
- *Not required for housing allocations in NDP

Conclusions/Actions:

- *Re-run of Staunton open meeting for site allocations for Wednesday 20th June 7:00pm at Staunton Village Hall.
- *Meeting to include presentations of Parish Council roles and Responsibilities (RE) and NDP process(SH). Introduce Steering group members.
- *SH to draft fliers. JM to organise printing. RE, CJ and DS to distribute. RE to Contact Noke Lane residents.

Other:

- *Hereford Community Land Trust meeting on 13th June at Bishops Palace. Useful if someone could attend.
- *JJ made everyone aware of planning application regarding the entrance to the Balance Yard 5 house development. Question for consultant regarding retaining this site within NDP for next meeting.
- * Confusion over Leen farm digestate tanker driving through the centre of Staunton village. RE to investigate.

Signed Date

Titley Group NDP Steering Group Meeting held on 28th June 2018
at
Titley Village Hall at 7:00pm

Present: Shaun Hayden, John Jones, Charlie Janson, Martin Booty, Jo Burton,
Richard Edwards, David Nicholson(consultant)

Apologies: Jeremy Mitchell

Declarations of Interest: Jo Burton, Richard Edwards - Site 10, Staunton On Arrow

Site 10: General discussion regarding site 10, the opposition expressed by some of the community and conclusions drawn from the second open meeting.
21 comment forms supported proposed plans, 7 were against.
The main objections being sustainability, proximity to Biodigester, sewerage, road already to busy and dangerous, and lack of opportunities for young families locally.
Charlie Janson to compile a report along the lines of the previous open session.

Decision

- to reduce the number of houses to 5 and define the green space as the percentage of the remaining area.
- Old Court would manage the development.
- Illustrative site plans could be developed once NDP had been drafted.

Staunton: Settlement boundary and housing allocations.

- Settlement boundary to remain as defined in proposals.
- Housing allocation sites to the west of Jacobs Oak and adjacent to the Old Vicarage to remain as defined in proposal
- Site 10 to be redefined as detailed above.

Titley: Settlement Boundary and housing allocations.

- Both the settlement boundary and housing allocations to remain as defined in the proposals.
- Concerns noted regarding the wetness of site1 and the ownership of the successful housing assessments.

DRAFT NDP

David Nicholson to write draft plan based on housing allocations and settlement Boundaries, as defined above. Also using questionnaire results from open sessions and steering meetings.

Notes for the Titley Group NDP Steering Meeting 20th September 2018 at Titley Village Hall

Present: Richard Edwards, Charlie Janson, Jeremy Mitchell, Rachael Jones, Martin Booty, Marion Weaver, Sue Jones, Jo Burton, Shaun Hayden, David Nicholson (consultant).

Apologies: David Forbes, John Jones.

Declaration of Interest: RE, JB – Land relating to the Old Court, Staunton-on-Arrow.

Presentation of the Draft Plan and amendment to the land opposite Old Court Cottage by David Nicholson:

- New NPPF- plans submitted before the end of Jan '19 will be assessed using the old NPPF. DN considered it unlikely that our plan would be ready and would therefore be assessed with the new NPPF.
- Housing requirement Table 1 shows a very healthy number of houses allocated to achieve requirement.
- The two proposals for the land opposite Old Court Cottage were discussed. The percentage split to be amended to 80% green space to 20% housing.
- Land at Jacobs Oak and the Old Vicarage were discussed and confirmed as being put forward as single plots.
- It was noted that the land at the Balance Yard in Titley, which already has planning permission for five houses, did not form part of the designated development area.
- Rodd Nash and Knill to be included in plan with housing developments considered using RA3, (effectively open countryside).
- The Economic and Social Development and Environmental sections were discussed. Increase of HGV movements caused by both new and existing business developments to be minimised.
- A few minor alterations were noted

Next Steps:

- DN to make alterations to the draft plan and produce revised version for the next meeting.
- This revised plan to be presented to the next full Parish Council meeting.
- If approved this will then be submitted to Hereford Council for assessment by statutory bodies and would also be assessed by the 6-8 week community consultation.
- Comments from the above would be used to modify the plan before a final draft was produced.
- Actions to consider would include open meetings to launch the consultation and printed copies of the draft for all households.

Date and Place of next Meeting:

October 25th 7pm Titley Village Hall