

## Titley and District Group Neighbourhood Plan Post Examiner's Report Statement

### Neighbourhood Planning (General) (Amendment) Regulations 2012

Name of neighbourhood area	Titley Group Neighbourhood Area
Parish Council	Titley and District Group Parish Council
Draft Consultation period (Reg14)	3 December to 28 January 2019
Submission consultation period (Reg16)	21 May to 2 July 2019
Examination	Autumn / Winter 2019
Inspector Report Received	23 December 2019
Decision Document issued	16 January 2020

- 1 Titley and District Group Parish Council (as the qualifying body) submitted their Neighbourhood Plan to Herefordshire Council (as the local planning authority) in May 2019. The submission consultation in accordance with legislation was undertaken from 21 May to 2 July 2019 and during this period 11 representations were received. Following the issuing of the 'Progress to Examination Decision Document' on 8 July 2019, Ann Skippers was appointed to independently examine the Titley Group Neighbourhood Plan.
- 2 The Examiner issued her report on the 23 December 2019. She suggested a total of 5 recommendations in order that the Neighbourhood Plan meet the Basic Conditions as prescribed within section 8 (2) of Schedule 4B to the Town and Country Planning Act 1990 (Localism Act 2011 Schedule 10).
- 3 Titley and District Group Parish Council were provided with a copy of the examiner's report but were concerned that the suggested recommendation to Policy TG5 would not reflect the community aspirations. With this in mind at a meeting of the Titley and District Group Parish Council on 28 January 2020 they voted, and the motion was passed to withdraw the Neighbourhood Plan at this stage.
- 4 The decision to withdraw the Titley Group Neighbourhood Plan by Titley and District Group Parish Council as referred to in paragraph 3 above was not formally notified to Herefordshire Council until 10 February 2020. This letter can be seen appended to this document.

- 5 Schedule 4B 2(1) of the Town and County Planning Act 1990 as amended by the Localism Act 2011 stipulates that a qualifying body may withdraw their plan at any time before the local planning authority (Herefordshire Council) issues the Decision Document.
- 6 The Decision Document was issued on the 16 January 2020, therefore Herefordshire Council is not statutorily able to accept the formal withdrawal request from Titley and District Parish Council and are required to proceed to referendum.
- 7 Arrangements are currently being made to progress the Titley Group Neighbourhood Plan to referendum in line with the Neighbourhood Planning (Referendum) Regulations 2012
- 8 The Titley Group Neighbourhood Plan and the Examiner's report can be seen on the Herefordshire Council website at [https://www.herefordshire.gov.uk/directory\\_record/3109/titley\\_group\\_neighbourhood\\_development\\_plan](https://www.herefordshire.gov.uk/directory_record/3109/titley_group_neighbourhood_development_plan)



**Richard Gabb**

**Programme Director – Growth**

Date: 5/3/2020

**TITLEY & DISTRICT GROUP PARISH COUNCIL  
DRAFT MINUTES OF THE EXTRA-ORDINARY PARISH COUNCIL MEETING  
FOR TITLEY & DISTRICT GROUP PARISH COUNCIL  
HELD ON TUESDAY 28<sup>TH</sup> JANUARY 2020 AT 8.00 PM  
AT TITLEY VILLAGE HALL**

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

**In Attendance:** Parish Clerk R Jones Mr M Lloyd, Mr M Booty, Mr S Haydon,

**1. Apologies of absence**

Cllr Davies, Ward Cllr Phillips

**2. Declaration of interest**

There were none declared

**3. To Make A Decision On The Final Examiner's Report Regarding The Titley District Group Neighbourhood Development Plan**

A discussion took place regarding the Neighbourhood Development Plan and if it should be progressed to Referendum, or withdrawn.

It was felt that the amendment the Examiner made to the Titley settlement boundary, to include all of the Balance Yard, was controversial and would not get the backing of the Steering Group and the majority of the Titley residents. It was noted that if the plan was not taken to Referendum, there would be no plan for at least 12/18 months and could leave it open for contentious planning applications.

At the Steering Group meeting prior to the Parish Council meeting, it was recommended to withdraw the plan.

Therefore a motion was put forward to progress the Neighbourhood Development Plan to Referendum. The Councillors voted, by raising their hands, if they were in favour, or against the motion. 3 voted in favour, 3 voted against the motion.

As the votes were equal, the Chairman had the casting vote and voted against the motion to take the Neighbourhood Development Plan to Referendum.

**Therefore it was agreed to withdraw the plan from progression to Referendum.**

Clerk to inform Stephanie Kitto (Herefordshire Council) on the decision to withdraw the Neighbourhood Development Plan.

Cllr Janson informed Councillors that he would be standing down as the Steering Group Coordinator and a member of the Steering Group, as he did not agree with the decision to withdraw the plan.

The Chairman thanked Cllr Janson for all his hard work in putting the plan together.

4. **To Discuss And Comment On Planning Application - 194414 – Highlands Works, Unit 1 Stansbatch, Leominster, Herefordshire HR6 9LL - DESCRIPTION: Extension to existing warehouse, erection of new assembly building and continued use of 'Shed A' for agricultural engineering**

*Mr Lloyd, the applicant, attended the meeting and discussed the plans with the Councillors. Some Councillors had attended a site meeting on Friday 24<sup>th</sup> January. It was noted that his business employed 9 full time and 3 part time local people.*

**It was agreed to support the planning application.**

**Meeting closed 9.00 pm**

Signed ..... Chairman

# TITLEY & DISTRICT GROUP PARISH COUNCIL

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

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4<sup>th</sup> February 2020

## TITLEY & DISTRICT GROUP PARISH COUNCIL FORMAL WITHDRAWAL NOTIFICATION OF NDP TO REFERENDUM

Further to our extraordinary meeting on the 28th of January and subsequent withdrawal of our Neighbourhood Development Plan from progression to referendum we would like to clarify our decision.

At the steering group meeting prior to the full Parish Council meeting, it was voted to recommend withdrawal of the plan. Without the support of both the Titley Steering Group members and in all probability the majority of Titley residents, the Parish Council voted to withdraw the plan. To have tried to force the plan through to referendum, with the amendments made to the Titley settlement boundary around the Balance Yard, we feel it would have done considerable damage to the credibility of both the plan and indeed the whole process. Particularly when viewed from our communities perspective, with Titley members of the Steering Group not actively able to support the plan they had worked so hard to develop.

We are hugely disappointed to have had to make this decision and feel let down by both Hereford Council and the Planning Inspectorate. We are very aware that it leaves us in a potentially vulnerable position throughout our parishes, but to have continued would have proved too divisive for our small communities. We are particularly upset by the failure to understand our attempts within the plan to allocate housing that would retain the 'linear form' of both villages and avoid overly large (in our case in excess of 5 or 6 house) developments. This is why we chose to allocate small housing developments spread throughout our community and to draw our boundary very tightly. Doing this, whilst still more than adequately achieving our proportional growth target. We cannot understand the questioning of our windfall housing estimates. When assessed throughout the plans life, the majority have already been built or have planning permission.

Particularly with the above in mind we would like to know why Hereford Council chose to question our windfall estimate, which was then used by the Inspector to partly justify the amendments to our boundary. We were also very disappointed that knowing the controversial nature of the Balance Yard development, without any consultation with us, Hereford Council approved the examiners amendments. Thus initiating the statutory timeline to referendum.

Looking to the future, with the help of the steering group, we will be searching for a solution that will satisfy both our community and your development guidelines. To this end, in the next week or so, we will be organising a Steering Group meeting, to which we would be very keen for you to attend. If anything, all of the above may well have been avoided, by better communication with Hereford Council throughout the process. A failure by both parties.

We also attach comments regarding the Examiners report from the Titley members of the Steering Group, for your consideration. Titley Group Parish Council

Signed

(Chairman)

Date

4<sup>th</sup> Feb 2020