

**Note of 13th meeting of Cusop Planning Project Group
held at York House, Hardwicke Road, 15th September 2014**

Present: Jane Weaver (JaneW) (Chair), Ian Jardin (IJ), Jim Wesley (JimW).

1. Apologies for absence. None.

2. The Note of the 12th Group meeting on 31st July 2014 was agreed.

3. Skeleton Draft Plan

The circulated skeleton draft Plan was agreed as the basis for the drafting of the full Plan (attached). IJ to undertake first draft of homes, business and infrastructure policies plus commission Data Orchard (Bill Bloxsome) to provide drafts of the environmental policies.

4. Settlement boundary

Ideas submitted in the questionnaires for boundary alterations were considered. It was noted that some of these were in effect proposing extensions to permit new allocations of development land and were properly a matter for the relevant housing or business land policies. Apart from these only four significant alterations were identified and considered:

Thirty Acres. The Group had already considered this at its previous meeting and now confirmed its view that the area should not be brought within the settlement boundary: in practice it would make little difference since all the plots within the built-up area were developed or approved for development; nearly all the suggestions for including it came from residents outside the location and the great majority of residents within it would almost certainly be opposed; connecting Thirty Acres to the existing boundary would open up a substantial area of undeveloped land between the two for development and could in effect create large new housing allocations that would greatly exceed the levels being proposed in the housing policies.

Nantyglassdwr Lane between Nantyglassdwr House and Nantyglassdwr Farm: some of this was already in residential use, but its character remained open, with the wooded garden of Nantyglassdwr House providing the natural visual break with the more developed area to the west. It was therefore agreed that the boundary should not be extended at this point.

Hardwicke Road to the rear of York House: (JimW declared an interest as owner of York House and took no part in its consideration) this was an anomaly because the boundary now ran through the garden of York House following the absorption of an orchard into the garden (without planning permission) many years ago. However, given the decisions not to extend the boundary to include other residential land, it was felt that this should be treated as 'de minimis' and the boundary not extended here either.

Village Hall: since this was an obvious brownfield development right on the edge of the existing boundary and built-up area, it was agreed that it made sense to extend the boundary to include it.

5. Protected Views

It was noted that the questionnaire had already shown very strong support for protecting the Cusop Hill view and it was agreed that the best way of doing this was by a policy backed by a map identifying the land that made up the view as seen from Hay and lower down in Cusop. It was noted this area was irregular but should so far as possible be mapped as a single block.

Three other areas had been suggested for protection by a number of questionnaire respondents:

The 'Black Lion Fields': it was agreed that the popular amenity of these fields, the value of the view of them from the Hay Town Walls / Wye Valley Walk, and their value as a 'green break' between the two parts of the Cusop settlement justified the inclusion of a policy to protect them. The policy should also include the fields to the north-east as far as the ridge which formed part of this view.

The Dingle: it was agreed that it would be protected by the proposed policy to protect the Dulas Brook and its setting.

The Church and Castle: it was agreed that these were adequately protected by county and national heritage policies protecting the sites and their settings.

6. Allocation of Business Land

Although most business in the parish did not require allocated land, it was agreed that the Herefordshire and Powys local plan employment evidence and the questionnaire responses pointed to a small allocation of such land to allow for some expansion in demand for it. The land should be an extension to the existing Newport St allocation, should be restricted to the second half of the Plan period and should be conditional on clear evidence of need at the time.

It was noted that there were only two feasible sites for extension - east of Huws Gray on the opposite side of Newport St and north of the Glanwye Business Park on the same side of Newport St. It was agreed that only the latter was a desirable location for extension: it already had highway access via the Glanwye entrance and was a natural extension of the existing business land, whereas the site opposite Huws Gray would breach the natural boundary of the road and create a new intrusion into open countryside, and was also a local wildlife site. It was agreed that IJ should write to the landowner via his agent to establish if he would be willing to consider development.

7. Frontrunner and CDF grants

IJ confirmed that the remainder of the Frontrunner grant had been claimed in support of the questionnaire costs; further analysis and plan drafting would be claimed from the CDF grant for which he would be submitting a first progress report shortly.

8. Any Other Business

It was agreed that JimW should retain the completed questionnaires returned by Data Orchard as evidence until the Plan was adopted.

It was agreed that there was not now likely to be a further consultation session that could make use of the display boards and that IJ should advertise them on the Herefordshire neighbourhood planning forum at a price that covered the materials cost.

9. Next Meeting. Late October when the first draft of the Plan was ready.

CUSOP PARISH DEVELOPMENT PLAN : Skeleton : v1 Sept14

General Introduction

Location of Development

Context and evidence

Policy 1 - settlement boundary + countryside

Homes

Context and evidence

Policy 2 - site allocated for new dwellings (ie Coopers Hall site)

Policy 3 - other new dwellings (ie within settlement boundary or in countryside)

Policy 4 - size of new or extended dwellings (ie no.s of bedrooms)

Policy 5 - subdivision of dwellings incl gardens

Business

Context and evidence

Policy 6 - safeguarding of existing B-class employment land (ie Newport St) ??

Policy 7 - allocation of additional B-class employment land (ie Newport St extension)

Policy 8 - development to facilitate home working / small business / tourism (ie within settlement boundary)

Policy 9 - farming, tourism and other development in the countryside (ie outside the settlement boundary)

Policy 10 - renewable energy??

Infrastructure

Context and evidence

Policy 11 - safeguarding of existing community facilities and recreational spaces ??

Environment

Context and evidence

Policy 12 - design of new and altered buildings

Policy 13 - protection of sensitive land and views (ie Cusop Hill + any others)

draft

Policy 14 - protection of Dulas Brook and its setting

Policy 15 - protection of dark skies

Policy 15 - protection of heritage and natural assets ??

Map showing settlement boundary, and locally allocated, safeguarded, or protected sites.