

# DRAFT

<b>GARWAY PARISH PLAN</b> <b>PLANNING AND DEVELOPMENT ACTION GROUP - MINUTES OF MEETING</b>
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<b>Held on Thursday 31<sup>st</sup> March – 7.30pm in the Village Hall</b>
<b>Present:</b> Colin Robinson;(chair) Dave Atkinson; Chris Strange; Len Farr; Mike Brewer; Dave Maskell; Malcolm Howard(mins)
<b>Apologies:</b> Josh Atkinson; William Braid; Richard Osborne.

Agenda item	Action /Discussion	By whom	Target Date
1.	<p><b>Review of Action Plan</b>            CR opened meeting – Introduced guests Haley Crane (Housing Development Officer HCC) and Melanie Preedy (CAPI Officer HALC). The purpose of the meeting was to discuss Affordable Housing and for Haley Crane to explain the role of her department in helping define the needs for and the implementation of Affordable Housing in Herefordshire.</p>		
2.	<p><b>Affordable Housing</b> – Housing provided at below market prices and allocated on the basis of need to people who live or work in Garway and who are unable to afford to purchase or rent houses generally available on the open market without financial assistance. Generally the housing would be built and purchased through a Housing association. The following three types of housing were described.</p> <ul style="list-style-type: none"> <li>• Social Rental. Much lower renting cost than open market typically 80% of open market value.</li> <li>• Ownership</li> <li>• Shared ownership with a lowest starting figure of 25% rising to a maximum ownership of 75%.</li> </ul> <p>For more information go to <a href="http://www.herefordshire.gov.uk/housing/36077">www.herefordshire.gov.uk/housing/36077</a></p> <p>In order to ensure affordable housing is kept for local people, a legal agreement called a Section 106 agreement is applied at the time of planning application approval.            Section 106 agreement states that Affordable Housing is assigned to local people in perpetuity.            Local People were defined as follows:</p> <ul style="list-style-type: none"> <li>• Those living within the Parish of Garway.</li> <li>• Those who have immediate family living in Garway</li> <li>• Those who work at least 16hrs a week in Garway</li> <li>• Those who have returned to provide care and support to family.</li> </ul> <p>To qualify for Affordable Housing, local people must also be registered on the Home Point Housing list. See <a href="http://www.home-point.info/">www.home-point.info/</a></p> <p>If someone who has a part share in an Affordable House wishes to move and sell their interest the property will initially be advertised in Home Point. If the property is not sold the Housing Association has the option of purchase.</p> <p>It was stated however that in Rural areas people generally tend to stay in properties because the Housing Needs survey ensures the right size of property and right fit for families.</p> <p>These homes are generally lifetime homes, designed with wider doorways, straight stairs and easy access to allow for changing</p>		

<p>3.</p> <p>4.</p> <p>5.</p>	<p>individual/physical circumstances.</p> <p>Houses are generally not bungalows.</p> <p><b>Housing Needs Survey</b></p> <p>Haley Crane explained the ways of doing a Housing Needs Survey and the latest template and questionnaire that her department have developed.</p> <p>She explained that the survey carried out in 2008 in Garway by Keith Parry of Community 1<sup>st</sup>. was not very easy to understand and was not as comprehensive as the current system. She therefore recommended that a new survey be carried out in Garway.</p> <p>The New Survey would be carried out by Hereford County Council Housing Development Department with input from the Garway Parish Council Parish Planning Group. A questionnaire would be developed for the survey based on the HCC template but with regard to the specific requirements and concerns of the Garway local community and input from the Parish Planning Group.</p> <p>The purpose of the survey was to identify the actual need for affordable Housing, number of houses, type and number of qualifying people/families.</p> <p><b>Sites and Location</b></p> <p>Regarding suitable land in Garway and the current very restricted building envelope it was stated that Affordable Housing could be built by a Housing association on what are deemed Exception Sites. This would be Agricultural land that a farmer was willing to let or sell for Affordable Housing development. Such sites would need to be identified and agreed with the HCC Planning Department as part of the Housing Needs survey.</p> <p>Typical price paid for a rural plot is £10,000 per acre. Density of housing is approx 15 houses per acre with a maximum of 6 houses on sites of under 1/2 acre.</p> <p>Regarding Compulsory Purchase of empty buildings/sites it was stated that HCC would offer advice/assistance but the it was generally more of a problem in Rural areas as opposed to Market Town areas. Haley Crane would talk to the HCC Planning Department regarding the Old School site in Garway and the possibility of discussions with the current owner.. It was also stated that grants are available to owners for doing up empty/derelict buildings.</p> <p><b>Examples of Affordable Housing Developments in Herefordshire</b></p> <p>It was suggested that it would be worth talking to other Parish Councils in Herefordshire to check on their experience of Housing Needs Surveys and Affordable Housing in general.</p> <p>Haley Crane advised that she would provide a list of Affordable Housing developments in Herefordshire and arrange visits to these sites for a small group of interested people from Garway. Two sites in Woolhope were mentioned as having strong similarities with Garway, 6 houses on a new site and 3 houses on an infill site built approx 1 year ago.</p> <p><b>Minutes</b> to be circulated to each member of committee</p> <p><b>Next meeting set a date in June.</b></p>		
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