

**ORCOP PARISH COUNCIL - NDP STEERING GROUP**

**NOTES OF A MEETING**

**HELD IN ORCOP PARISH HALL, ON 22 JUNE, 2021 at 2pm**

**Present:** Cllr Margaret Serle [MS], Chair, David Nicholson [DN] Planning Consultant, Gordon Downie [GD], Cllr Peter Garratt [PG], Cllr Barry Shaw [BS], Dot Shaw [DS], Mick Murphy [MM], Graham Bowen [GB], Margaret Bowen [MB] [scribe]

No apologies received.

**1. Introduction** MS opened the meeting and introduced GD who was invited to attend because of his investigations into wastewater/cesspool legislation.

**2. Wastewater** GD gave a summary of his lobbying through Jesse Norman, MP on the subject of cesspools [not linked to any planning applications]. Jesse has been helpful and correspondence from the Parliamentary Under Secretary of State, DEFRA clarified their position. As a general policy, DEFRA and the Environment Agency do not accept the promotion or proliferation of cesspools. Instead, connection to a public sewer or alternative private sewerage option such as a package treatment plant or septic tank should always be sought as a viable long-term sewerage option. New builds that are unable to deal with effluent would most likely be refused planning permission.

DN explained the difference between the policy in the 'box' and the text. An Examiner will focus on the policy and the text is explanatory.

**2.1** DN had prior details of the responses from DEFRA from GD and he presented a draft paper, 'Policy ORC5 Wastewater Treatment', to the Steering Group.

**2.2** A discussion took place regarding cesspools and exceptional circumstances. It was resolved that DN will rewrite ORC5 Wastewater Treatment and that Policy ORC5 will be amended to include point 5. on the use of cesspools.

It was agreed that Wastewater Treatment would be discussed further when reviewing the Consultation draft later in the meeting.

**2.3** MS thanked GD for his contribution on Wastewater. GD having presented the DEFRA update to the Steering Group chose to leave the meeting at this juncture.

**3. Orcop Neighbourhood Development Plan 2021-2031: Consultation draft v2 June 2021**

Further to the previous Steering Group Meetings held on 22 April 2021 and 26 April 2021, DN revised the first Consultation draft dated April 2021.

The Consultation draft v2 June 2021 was the subject of this meeting and was well received. The Steering Group discussed the draft in detail with DN. It was resolved to make the following further amendments/revisions, taking into consideration any new information available:

The Introduction has been enhanced by adding a flow chart, explaining the preparation process of the NDP.

**Community:**

2.7 second line .... *is* markedly [replace: *are* markedly]

2.8 first line Baptist church [replace: Baptist *Chapel*]

2.8 Add Steiner-Waldorf Academy, Much Dewchurch [age 3-16]

Include - Ewyas Harold: GP, Dentist, Post Office, Shop, Fish & Chip Shop, 2 Pubs  
Community Hall, Badminton group, Football and cricket teams.

### **Vision and Objectives:**

3. Include - lack of footpaths, road damage

Page 16, Plan 4 Key views check map/adjust to page

### **Heritage**

4.9 5<sup>th</sup> bullet point World War II search light building... add: Grid Ref: SO 47740  
28269

4.11 The photo of Orcop War Memorial to be replaced with a current photo to reflect the recent refurbishment of the War Memorial.

**PG** to supply a new photo for DN to replace.

**Policy ORC4 Design** add built form

4.14 amend to read: There was support for the further construction of bungalows (47%).  
Modern architecture was opposed by 53% and supported by 23%.

**Wastewater Treatment** DN to rewrite Policy ORC5 and supporting text

Policy ORC5 to include:

point 5 on the use of cesspools

Also add a policy point -

There will be no undue loss of amenity to the occupiers of residential properties from the siting of any wastewater management system plant from odour, air pollution, noise and traffic.

4.17 3<sup>rd</sup> line full stop after respondents. Delete the rest of text [ending .... *cesspools*.]

4.18 DN to rejig.

4.19 Delete

4.22 Cesspools should only be .... out

4.23 5<sup>th</sup> line amend The assessment should also demonstrate **certainty** that....

8<sup>th</sup> line amend it must be **certain** that the proposed

### **Renewable and low carbon energy projects**

4.28 add air source

6<sup>th</sup> line amend .. with the rural character **and landscape** of the Neighbourhood Area.

4.30 3<sup>rd</sup> line omit sentence: Encouragement is given for ..... local benefits.

## **Settlement boundaries and site allocation**

5.11 the highlighted text to be included.

## **Community facilities**

Page 37 **Plan 8**, the leader lines to be darker

## **Agricultural and forestry development**

**Policy ORC12** expand to Wastewater

**Page 49 Appendix B** needs to be in general conformity

**B11 Option A** 6<sup>th</sup> line change village to *settlement*

**B14** 3<sup>rd</sup> bullet point on page 51 4<sup>th</sup> line delete 'take' to read: .. does not seek to take a..

**B21** page 53, Table B2 Key services and facilities .....

**GB** to check and supply current bus service info for Llanwarne and Kilpeck

**DN** agreed to track changes [request by DS]

## **4. Holiday Lets, Caravans, Shepherds huts**

By definition – anything that can be used for human habitation.

It was reported that accommodation of this type has increased in the Parish as seen by recent planning applications, including retrospective planning [note 4 year rule].

Concerns raised regarding Certificates of Lawful Use as in the media in relation to Park Homes.

The number of occupancy months per year – what planning control is there?

Lack of infrastructure - mains drainage, narrow lanes and limitations of access and increased traffic impact.

It was resolved that there is a need for a policy.

**DN** to draft policy and text.

### **Next steps**

When happy with the Report it goes to Herefordshire Council for an Environmental Assessment. An Environmental Statement takes 6-8 weeks. Parish Council to approve; **Public Consultation** [minimum 6 weeks] - review comments, amend and submit to Herefordshire Council for consultation [at this point the Parish Council's job is done]. Examination / Referendum organised by Herefordshire Council.

**Steering Group:** Agenda item deferred: A leaflet to the Community [comments form] to be produced prior to the Public Consultation.

**Meeting Closed:** MS closed the meeting at 17.10.