

# Humber, Ford & Stoke Prior Group Parish Council

DRAFT – subject to  
confirmation

## Minutes of the meeting of the Group Parish Council held on Wednesday 16 July 2014 at 7.30pm in Stoke Prior Village Hall

Present: Cllr Alan Bathurst  
Cllr Mrs Margaret Bemand  
Cllr Mrs Jane Hinton (to Minute 65/14)  
Cllr William Jackson  
Cllr Rodney Thompon  
Cllr Kenneth Bemand  
Cllr Mrs Jenny Ellerton  
Cllr Michael Hubbard  
Cllr Peter Lefroy-Owen  
Cllr Mrs Steph Wilson

with: District Cllr Jeremy Millar  
and: Mr Ben Corbett (agent for application 141849) and 21 members of the public (to Minute 65/14).  
Officer in attendance: Mr Philip Brown (Clerk).

### 60/14 Apologies for absence

*Received:* apologies for absence from Cllr Richard Thomas.

### 61/14 Declaration of interests and dispensations

- (a) No declarations of interest were made.
- (b) No applications for dispensations under Standing Order 25 were received.

### 62/14 Minutes of the last meeting

*Resolved:* to approve the minutes of the Annual Meeting held on 21 May 2014.

### 63/14 Matters for report arising from the minutes

None.

### 64/14 Chairman's Announcements

*Noted:* The sale of *The Lamb Inn* was expected to be completed shortly. The prospective new owner had already commenced work on the garden.

### 65/14 Planning Application 141849/O: Land opposite Old Hall Farm – site for 8 dwellings (Outline)

- (a) *Received:* the application (circulated 10 July).
- (b) *Noted:* the prospective application had been presented to the Planning Committee on 4 June 2014, at which members of the public were able to make comments and ask questions of the agent.
- (c) *Noted:* a statement from Mr Ben Corbett from Berry Bros (agent for the applicant, Mike Williams): following comments from members of the public at the 4 June meeting, the proposed development had been reduced from 14 to 8 houses with an orchard at one end and larger gardens at the other to minimise visual impact on neighbouring properties. The application was for outline permission only, with all matters including design, layout, drainage and environmental impact to be reserved to a later detailed planning application. The flood risk would be assessed and plans to address this included.
- (d) *Noted:* the proposed target growth for Stoke Prior village from 2011-2031 was 11 houses (15% of 71 dwellings in the main village envelope, as detailed in the Rural Housing Background Paper March 2013) and not the 24 houses stated in the application.
- (e) *Noted:* in answer to questions from councillors: the orchard and drainage pond would be expected to feature in the full application, but all details remained to be confirmed; there could be no guarantee to prevent later development on the proposed orchard site unless this land was transferred to the Parish Council, which was in theory possible; a full independent drainage assessment and plans to avoid flooding would be required for the full application; the Parish Council would be consulted on what developer contributions to infrastructure went towards; it was confirmed that any development of 6 or more houses would have 35% affordable housing so it was likely there would be 3 affordable units for the proposed development, which was a legal obligation on whoever built the development; this application could go to Herefordshire Council's Planning Committee at the Ward Councillor's request.
- (f) *Noted:* comments from members of the public:

- (i) Flooding and drainage: Concerns were expressed from numerous residents about the current regular flooding of the roads in Stoke Prior and damage to property and cars, which could be made worse by run-off from this development, despite the plans for the holding pond. One resident had contacted the local MP about this to ask if the Environment Agency could assess the flood risk and possible alleviation measures. Mr Corbett responded that the pond would be designed to take surface water at peak flow and store it to release into the stream at periods of lower flow.
  - (ii) Trees and hedges: There were some concerns about the loss of ancient hedgerow, and whether any trees would be lost. Mr Corbett responded that specific permission would be sought for removal of a section of the hedgerow, but trees would be lost, and that the planting of more trees in the orchard would assist with taking up surface water.
  - (iii) Traffic: Several residents expressed concerns about the increased levels of traffic which would arise from this development, especially in view of the fact that 7 new houses with planning permission further down the road had not been completed.
  - (iv) Neighbourhood Development Plan: One resident commented that it was inappropriate for this proposed development to pre-empt the community's Neighbourhood Development Plan (NDP) which was in preparation. Mr Corbett and Cllr Millar responded that this 'prematurity' argument against developments had failed in the courts.
- (g) *Noted*: advice from District Councillor Jeremy Millar: under the National Planning Policy Framework there was a presumption in favour of sustainable development; Cllr Millar would meet the Planning Officer after all comments had been submitted – the decision to refer an application to Committee rested with the Head of Planning and the Chair of the Committee; a full traffic analysis and full ecology report would be required; if outline permission was given there would be a further opportunity to comment on all matters in the detailed application but the broad features of the development would be as in the outline permission; concerning flooding, there was no obligation on a development solve an existing problem, only to avoid making it worse – the Environment Agency would comment on the application as a statutory consultee.
- (h) *Noted in discussion* by councillors:
- (i) The application' supporting statement was very clear and well argued. There was a need for additional housing, including affordable housing, and this site could be seen as an appropriate site. There were concerns over the scale of the development, however, as a disproportionate percentage of the total planned growth of the whole village on one site. It was noted that most responses to the recent NDP questionnaire indicated that most residents wished to see smaller-scale developments.
  - (ii) There were significant concerns about the sustainability of the proposed development, both in making the flooding problem worse and in terms of concentrated increased traffic levels.
  - (iii) Residents were encouraged to submit their own comments on the application.
- (i) **Resolved** (by four votes to two): to recommend refusal of the application, and to submit comments about the disproportionate size of the development and concerns over its sustainability, but that a smaller development could be acceptable.

#### **66/14 District Councillor's report**

- (a) *Received*: District Councillor Millar's report for June & July 2014 (Minutes Annexe 66/14).
- (b) *Noted*: these reports would be published in the Parish Pump. The £40m awarded to Herefordshire via the LEP would enable the new link road in Hereford and a southern section of the Hereford relief road to be built. Herefordshire's secondary schools were the best-performing in the west midlands, and primary schools were second-best in the west midlands.
- (c) *Noted*: concerns from councillors about Herefordshire Council's grass-cutting policy: Councillor Millar admitted that the new policy had been flawed and grass-cutting had started too late in the season.
- (d) *Noted*: concerns from councillors about the cost to Herefordshire Council of collecting fly-tipping (£5500 each week) and whether it would not have been more efficient to retain more enforcement officers. Councillor Millar responded that there was now one enforcement team for all matters, and a budget consultation was commencing for 2015-16; however, cuts to many services were inevitable because of the huge (44%) reduction in Herefordshire Council's income over 6 years.

#### **67/14 Clerk's report**

*Received*: a report from the Clerk (Minutes Annexe 67/14) covering: Lengthsman work (including verge-cutting on all roads); meetings with the new Balfour Beatty Locality Steward; the replacement of all defaced road signs; continuing negotiations over 'No Through-Road' signs for Poplands Lane in Risbury; the opposition of residents of the cul-de-sac in Stoke Prior to naming this road; continuing discussions over the possible naming of the C1055 at Blackwardine.

**68/14 Standing Orders: proposed amendment**

*Received:* a proposal to amend Standing Order 7(b) and adopt a protocol concerning the recording filming and broadcasting of meetings (Minutes Annexe 68/14).

*Agreed:* to postpone consideration of this proposal, pending submission to the Clerk of suggestions by Cllr Lefroy-Owen for changes to the wording.

**69/14 Planning Committee and planning matters**

(a) *Received:* the minutes (unapproved) of the Planning Committee held on 4 June 2014.

(b) Application 133173: Burnt Mill, Docklow – two Gaia 133 11kw wind turbines

*Received:* an appeal against refusal of permission. The Council would not be submitting any further comments to the appeal.

**70/14 Neighbourhood Development Plan**

(a) *Received:* unconfirmed minutes of the Steering Committee of 14 July 2014.

(b) *Received:* a report on the Local Housing Needs Survey for the group parish (Minutes Annexe 70/14b).

**71/14 Community Week Committee**

*Received:* Minutes of the meeting held on 24 June 2014 (Minutes Annexe 71/14).

*Noted:* the Rounders Match on Saturday 26 July would be an larger event than in previous years, being a (not-too-serious) Stoke Prior v Risbury fixture.

**72/14 Annual Parish Meeting**

*Noted:* the minutes of the Annual Parish Meeting of all electors held on 28 May 2014 would be circulated to councillors.

**73/14 General Financial Matters**

(a) *Received:* a report from the RFO (Minutes Annexe 73/14).

(b) **Resolved:** to approve the authorisation of payments (see RFO report section 3).

**74/14 HALC Executive**

**Resolved:** to nominate Cllr Mrs Jenny Ellerton for appointment to the HALC Executive.

**75/14 Lengthsman**

**Resolved:** to approve the appointment of Bryan Williams as Lengthsman contractor for verge-cutting.

**76/14 Matters for information and future business**

(a) *Noted:* circulars sent to the Council:

(i) Code of Conduct Briefing 10 June 2014 (circulated 19/05/14).

(ii) Herefordshire Local Plan Core Strategy pre-submission consultation (circulated 23/05/14).

(iii) HALC Information Corner 9 June 2014 and briefings (circulated 09/06/14).

(iv) Balfour Beatty parish newsletter June 2014 (circulated 19/06/14).

(v) Invitation to Herefordshire Council budget consultation 24 July 2014 (circulated 19/06/14).

(vi) Balfour Beatty Public Rights of Way network briefing (circulated 08/07/14).

(vii) Letter from District Cllr Rone concerning grass-cutting etc (circulated 08/07/14).

(b) *Noted:* Flooding in the group parish should be on the agenda for the next meeting.

**77/14 Dates of meetings**

*Noted:* dates of future meetings (all at 7.30pm):

Wednesday 10 September 2014 (Risbury Village Hall).

Wednesday 19 November 2014 (Risbury Village Hall).

Wednesday 21 January 2015 (Risbury Village Hall).

Wednesday 18 March 2015 (Risbury Village Hall).

Wednesday 20 May 2015 (Annual Meeting) (Stoke Prior Village Hall).

The meeting closed at 10.05pm.

Signed (Chairman) ..... Date .....