
Humber, Ford & Stoke Prior Group Parish Council

Minutes of an Extraordinary Meeting of the Group Parish Council held on Wednesday 2 October 2019 at 7.30pm in Risbury Village Hall

Present: Cllr Alan Bathurst Cllr Ken Bemand
Cllr Richard Collins Cllr Hugh Fowler-Wright
Cllr William Jackson (Chairman) Cllr Janette Fullwood
Cllr Chris Marston Cllr Gill Stovold
Cllr Richard Thomas Cllr Stephanie Wilson

With: The applicant and agent for application 193259 and 15 other members of the public.
Officer in attendance: Mr Philip Brown (Clerk and RFO).

119/19 Apologies for absence

- (a) *Received:* apologies for absence from Cllr Zoe Burge.
- (b) No applications were made under Standing Order 10.

120/19 Declaration of interests and dispensations

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

121/19 Minutes of the last meeting

Resolved: to approve the minutes of the Meeting held on 18 September 2019.

122/19 Matters for report arising from the minutes, not covered elsewhere on the agenda

None.

123/19 Chairman's announcements

Noted: That restoration of the phone kiosk outside the Village Hall to house the defibrillator was nearly complete, and thanks were given to the Clerk and other volunteers for this work.

124/19 Public participation

No matters were raised other than under specific minutes.

125/19 Planning applications update

Reported: updates on planning applications:

- (a) Appeal 19/3226137 against refusal of 183431: The Priory Farm, Stoke Prior – change of use for siting of mobile home (for an equestrian worker) (retrospective) and erection of two new stable buildings

The Appeal was determined on 18 September 2019: it was dismissed in respect of the mobile home, but allowed in respect of the two stable buildings. It was reported at the meeting that the appellants were preparing a petition.

- (b) 190930: The Priory Farm, Stoke Prior – erection of two stable buildings

Following the partial allowance of the above appeal, this application was withdrawn on 25 September 2019.

126/19 Planning application 193259: New House Farm, Risbury – outline planning for proposed housing development at land at New House Farm

- (a) *Received:* the application (circulated 20 September 2019).
- (b) *Noted:* three comments submitted in advance by members of the public, objecting to the proposal.
- (c) *Noted:* a statement from the applicant and agent: the application was for outline permission for housing development and access, with all other matters reserved for future applications, although an indicative number of 10 dwellings had been shown and a drainage and ecological assessment provided; residents' views from the June meeting had been taken on board in reducing the indicative number of dwellings and improving drainage proposals, including additional hedging and a 0.4 hectare woodland

buffer with infiltration basins to the south of the development site – this was the subject of a separate planning application recently submitted; an application for site layout and the number of type of houses would be made later, and the drainage plan amended if necessary. In answer to a question from the Chair, the agent confirmed that the application for the woodland buffer could be determined first and a condition made that this was approved and implemented.

- (d) *Noted:* Comments from members of the public present, with concerns about: the indicative number of houses and the layout of the site; flooding risks to neighbouring properties and the roadway; the proposed access point opposite another access point; noise and loss of privacy to neighbouring properties; removal of 82m of hedgerow for the access visibility splay; traffic levels; provision of utilities; the ecological report; and disruption from building works.

In response to these concerns the applicant's agent stated that: they believed that the indicative drainage provisions were now over-engineered and would address all flooding concerns; the ecology report had been undertaken by an independent professional ecologist; conditions would restrict hours of work on the site during development; this was an outline application only, and there would be public consultation on the site layout and number/type of houses.

- (e) *Noted in discussion by councillors:* the relevant planning policies of the Core Strategy and Neighbourhood Development Plan and that this site was identified for housing development in the NDP; many concerns which had been raised were relevant to future applications for reserved matters including layout, housing numbers/types, landscaping and final drainage proposals; however, the proposed woodland buffer should be part of or linked to this application to ensure this was implemented and retained permanently. Councillors expressed concerns about the extent of hedge removal for access and whether the proposed access point was the most suitable, and asked if the traffic survey report could be made available.
- (f) **Resolved:** to submit the following comments to Herefordshire Council:

The Council supports the application, as an outline application for housing development on a site within the settlement boundary of Policy HFSP5 of the Neighbourhood Development Plan, noting that residents' concerns, including about housing density/layout and about flood risk, should be addressed under future applications for reserved matters. However, the Council was concerned to ensure that the indicative proposals for drainage management, including a separate application for a buffer woodland to the south of the proposed site, would be implemented, possibly by way of a linked condition. The Council also asks that the suitability of the proposed access point is reviewed by Highways, and the necessity of removal of over 80m of roadside hedgerow is reviewed, and whether this hedgerow could be set-back to permit a visibility splay.

127/19 The Lamb Inn

- (a) *Reported* by the Chairman: at the request of the pub's owners, the Chairman and Clerk had recently had a meeting with them, at which the owners indicated that they would shortly be marketing the property. The Clerk had confirmed with them in writing that their intention to sell should be notified to Herefordshire Council, as the pub was listed as an Asset of Community Value. The Council's Working Group had met on 1 October to discuss this development, and had agreed some immediate work needed to finalise a proposal to Council to make an offer to buy the Lamb on behalf of the community. This included obtaining an agent's advice and a valuation. The Clerk already had delegated powers to notify Herefordshire Council of the intention to bid under the ACV Regulations.
- (b) **Resolved, unanimously:** (i) that the Council re-affirms its wish to purchase The Lamb, with a view to owning it as a pub and for the wider benefit of the community; (ii) to delegate to the Clerk, in consultation with the Chairman or vice-Chairman and the Lamb Working Group, authority to spend up to the £2000 in earmarked reserves for any necessary immediate expenditure for valuations or other professional advice.

128/19 Nomination to HALC Executive

- (a) *Reported* by the Chairman: several important issues were putting serious pressure on Herefordshire's towns and parishes for the development of new housing, including the review of the Core Strategy and Neighbourhood Plans, the county's failure to meet its required housing supply and the pause to the Hereford transport package. He wished to see HALC become an effective lobby for local councils' concerns over these issues.
- (b) **Resolved:** to nominate Cllr Jackson to the HALC Executive.

129/19 Consultations

- (a) Future of Herefordshire's highways network

Noted: no response was proposed from the Council, although individual councillors may comment.

(b) Bredenbury & District Neighbourhood Development Plan

Agreed: that no response be made other than to wish Bredenbury & District Parish Council well in the referendum and adoption of their Plan.

130/10 Matters for information and future business

Noted: circulars sent to the Council, and circulated on date shown to councillors by email:

(i)	Locality Steward weekly briefings	Weekly
(ii)	Herefordshire road closures updates	Weekly
(iii)	Rural Services Network bulletins	Weekly
(iv)	Herefordshire Rural Hub monthly newsletters	Monthly
(v)	Rural Services Network monthly funding digest	Monthly
(vi)	Bredenbury & District NDP Regulation 16 consultation	24/09/19
(vii)	Public green spaces grants	24/09/19
(viii)	Parish Council Summit slides from 20 September	24/09/19
(ix)	Herefordshire CPRE AGM 19 October	24/09/19
(x)	Consultation on future of county's Highways network	24/09/19
(xi)	CPRE Brownfield First campaign	28/09/19

131/19 Dates of future meetings

(a) *Noted:* that the next Ordinary meeting will be on Wednesday 20 November 2019 at 7.30pm in Risbury Village Hall.

(b) ***Resolved:*** to change the date of the March 2020 meeting, from Wednesday 18 March to Wednesday 11 March 2020.

The meeting closed at 9.05pm.

Signed (Chairman) Date