

BURGHILL PARISH COUNCIL

Meeting held on Wednesday 6th September 2017 at 7.30pm in the Simpson Hall

Minutes

Present: Mark Ellis (ME) Chairman, Alan Stokes (AS), Vice-Chair, Pat Groves (PG), Dilys Price (DP), Sally Robertson (SR), David Bishop (DB), Janette Pudsey (JP), Bernie Green (BG), Simon Hairsnape (SH), Sally Ware (SW), Alister Walshe (AW), Beryl Staite (BS) and Ian Watkins (IW)

In Attendance: Paulette Scholes, Parish Clerk and 20 members of the public

1. **To accept apologies for absence** - David Warren, Pat Eagling and Pauline Crockett (Herefordshire Council Ward Member)
2. **To receive declarations of interest and written requests for dispensation** - Alan Stokes (item 6b), Simon Hairsnape (item 6b), Sally Robertson (item 6a), Mark Ellis (items 6a and 6b)
3. **Minutes** - to approve and sign minutes of meeting held on 12th July 2017 - accepted and adopted by the Council, (proposed by Simon Hairsnape and seconded by Pat Groves), Chairman signed the minutes.
4. **Neighbourhood Development Plan** - Consider and comment on Updated Site Assessment Report (USAR) from Kirkwells - All agreed they had seen the USAR and the comments, the target we have is to provide 124 properties, 106 have been identified in the report, and so the shortfall is 18. Three sites in the USAR have been identified as the ones with the most favourable scores to make up the shortfall of 18. They are site 25 at Orchard Cottages, Tillington with 10 houses, site 21 is the land opposite the golf club with 12 houses and site 10 at Tillington Business Park with 10 houses. It was agreed by the Parish Council to give the Parishioners time to look at the USAR, it is currently on the website and dates will be arranged by SR for the documents to be on view in Simpson Hall, these dates will be in the next Parish magazine and on the website shortly. The USAR will then be discussed at the November meeting.
5. **Public participation session** -
 - a) To receive reports from local police on local matters - nothing to report PCSO was unable to attend.
 - b) Brief verbal report from Ward Councillor Pauline Crockett - Ward Councillor was unable to attend, SR read out the report. At present there are 2 ongoing public Consultations, they are, 1) Rights of Way Improvement Plan Consultation, Herefordshire Council (HC) is reviewing its Rights of Way Improvement Plan (ROWIP) as it is required to do so in accordance with the Countryside and Rights of Way Act 2000. Please read the [ROWIP 2017 to 2027](#) and email your views herefordshireprow@bblivingplaces.com or write to Balfour Beatty Living Places, Unit 3, Thorn Business Park, Rotherwas, Hereford, HR2 6JT. The consultation closing date is 10 November 2017. 2) Public Spaces Protection Order (Alcohol). The consultation period started 31st August 2017 and will end 11th October. All comments will be reviewed and a decision made regarding implementation of the PSPO in late autumn 2017. Further information available on HC's website, or by e-mailing pspoconsultation@herefordshire.gov.uk. HC has won an enforcement case against a local trader found guilty of unlawfully disposing of waste at a Household Recycling Centre which can only be used by residents to dispose of their own household waste. HC will continue to ensure all waste is disposed of responsibly, and those who abuse the service will be prosecuted. This can be reported to The Community Protection Team via HC's website or by calling 01432 261761. Herefordshire Independents continue to support concerns of local people and businesses regarding the implementation of on street parking in Hereford city. We are also awaiting the report regarding the massive overspend (highlighted by our group) on Blueschool House, which had its official opening on Sept 4th. Locally, I have received concerns from constituents regarding the NDP, Planning issues and potholes. Work on the C1095 is due to commence on 25th September for 3 days, starting at the Roman road end, stretches of road will be closed with diversions in place, there will be access to properties.
 - c) Receive views of local residents on local matters (max 10 mins - members of the public are invited to speak or raise a matter for consideration at a future meeting) - Speeding in Tillington is being looked at.
6. **Planning: to consider the following applications**
 - a) Consider and agree response to planning application 172420, to be determined by Herefordshire Council, land adjacent to The Old Chapel, Tillington, Hereford, proposed single storey dwelling. Some Councillors attended site visit on Monday 4th September, the Councils response is 1. The supporting documentation from the agent states that this application is made under Section 55 of the National Planning Policy Framework which makes provision for exceptional and sustainable development in the countryside. It is noted that such development

should demonstrate truly innovative and outstanding design, reflect the highest standards in architecture, enhance its immediate setting and be sensitive to the defining characteristics of the local area. Councillors agreed that the proposed development failed to meet these requirements. The site was considered cramped with little opportunity to use softening landscape features on either side of the property, which was also bounded by close board fencing inappropriate within the rural environment. Also the design was inconsistent with the neighbouring built form, namely the Old Chapel.2. In addition concern was expressed by Councillors regarding drainage issues relating to the site which falls significantly away from the highway to the rear curtilage of the site. This could pose problems for septic tank drainage etc as no mains drainage infrastructure served the area around Tillington Common. 3. Councillors also discussed planning applications pertinent to this site, PA170424- The Old Piggery and PA142839, a previous application for this particular site. Here issues of sustainability were raised that the proposed dwelling lay within 'no safe walking distance' of the school some 1.5 kilometres away, and 1.3 kilometres from nearest services in Tillington including the shop and public house. The Planning Authority acknowledged this when considering the previous applications and stated that there would have to be a presumption in favour of car use. 4. Councillors heard that the Planning Authority had previously determined that the site lay outside any main or smaller settlement a view consistent with the Parish Councils emerging NDP and also acknowledged by the applicant's decision to apply under Section 55 of the NPPF, a site in open countryside. Burghill Parish Council therefore resolved to object to the application, the Clerk will add these comments to the application. **Action: Parish Clerk.**

- b) Consider and agree response to planning application 172238, to be determined by Herefordshire Council, Burlton Court Farm, Burghill, Hereford, HR4 7RQ, application for removal of condition 19 and variation of conditions 19 & 20 following grant of planning permission 160978/F. The Parish Council welcomed the amendment to retain condition 20. However, the removal of condition 18 and the amended condition 19 do not protect local amenity as intended in the original planning determination and indeed the Parish Council's response to the original application (160978). The Parish Council must therefore object to the proposals on the basis that they are inconsistent with the original determination and do not protect local amenity as intended. However, the Parish Council notes that if condition 18 was amended rather than removed, to propose non-hazardous storage, then this along with the amended condition 19, and the retention of condition 20, would be sufficient to remove the Parish Council's objection, the Clerk will send these comments to the planning officer in charge of this application. **Action: Parish Clerk**
- c) Consider and agree response to planning application 172900, to be determined by Herefordshire Council, Land off Canon Pyon Road, Hereford, HR4 7RB, site for proposed residential development of 9 houses. Having considered all of the documentation submitted to Herefordshire Council from the Developers, Burghill Parish Council strongly objects to the planning application for the following reasons: 1 Concern over access to the site from the Canon Pyon Road. There is a substantial fall from the roadway to the site and this particular section of road regularly floods, potentially leading to flooding issues on the site as a whole. The entrance driveway has a steep incline, therefore cars entering the site at night will be shining headlights into residents properties surrounding this site. Cars leaving the site will also be trying to join standing traffic on the A4110 which is dangerous. 2 The pedestrian access to and from the site is inadequate. When this site was originally assessed as part of Burghill's Neighbourhood Development Plan process it was believed that access could be obtained for pedestrians and cyclists directly onto the Roman Road. This appears not to be the case as the proposed pathway does have considerable access constraints governed by surrounding properties. The footpath described as an access to the site can only be used by pedestrians, who will be required to cross the busy A4110 where there is a speed limit of 40MPH. It is not adequate to be used as a 'safe route to schools'. 3 The proposed Development does not conform with the layout and size as described in the draft Burghill Neighbourhood Development Plan. Namely that the type of housing, large detached dwellings which, by the developers evidence, will cater for 3 cars each, is not consistent with the mix of housing desired by residents of Burghill. The proposed arrangement and orientation of the dwellings would materially harm the living conditions of neighbouring properties. 4 The proposed development does not indicate any provision for amenity areas. 5 The proposed development provides insufficient detail regarding existing utilities and whether they can meet the requirements of the site. The easement rights enjoyed by neighbouring properties which are served by septic tank drainage across the site are not addressed. 6 There is insufficient information with regard to wildlife habitats and existing tree preservation orders. Burghill Parish Council objects to this application, the Clerk will add these comments to the application. **Action: Parish Clerk.**
- d) Consider and agree response to planning application 152868, to be determined by Herefordshire Council, application to the Environmental Agency for a Borehole to be positioned adjacent to the neighbours

outbuilding. ME read out a letter received from Mr Lamputt stating the applicant had now applied to the Environmental Agency (EA) for a borehole to be positioned adjacent to his property. The Council cannot make comments to the EA, the Council's previous comments on the application remain the same.

- e) Applications update - to note that Herefordshire Council did listen to the Parish's views and the trees were saved on application 172390.

7. Finance:

- a) **Payment of invoices** - all agreed and paid
P Scholes - Clerk salary
P Scholes - Clerk Expenses £22.72
Richard Mills - Lengthsman work - £532.80
Lawrence Dray - Cutting of the Commons - £250.00
- b) Request for a donation from Age UK Hereford & Localities - this will be discussed at the next finance meeting in October.

- 8. Lengthsman & P3 scheme update**, report work for the lengthsman to clerk - The lane beside the Copse, some of the hedging still needs to be cut back, BG will organise this. **Action: Bernie Green.**
P3 - SW said that a lot of the paths are overgrown because they are not used, SW wrote an article which was published in the Parish magazine asking parishioners to use the paths and if they see anything that needs attention to let her know. SW will meet with the head teacher of the local school to finalise the details of the pupils maintaining and looking after parts of the footpaths near the school.
- 9. Registration of the Commons** - Since the last meeting PG has had an email from Alex Cunliffe to say that he now has the 'Statement of Truth' ready for signing. PG consulted the Commons committee who agreed it all was correct. AS has agreed to sign it on behalf of the PC so Mr Cunliffe has posted it to AS for signing who will then return it to Mr Cunliffe. PG thanked DB for the very interesting information on the Commons that he has sent through to her from his family archives.
- 10. Commons update** - the commons have been cut and the invoice paid.
- 11. Website update** - Training is still required with Mark Millmore for SR, PG and the Clerk.
- 12. Fly Tipping** - There are reports of fly tipping of grass in the Parish, if anyone is aware of this or sees anything can they please report it to Herefordshire Council.
- 13. No Cold Calling Zone for Lower Orchard and Haymeadow Lane** - SR has had request s to put up signage for no cold calling, it was agreed she could ask the lengthsman to do this.
- 14. Correspondence, HALC and NALC updates** - noted from Lynda Wilcox
- 15. Items for next meeting** - Meeting dates for 2018, Seminar for Parish Councillors update from BG, JP And SH
- 16. Date of next meeting: Wednesday 11th October 2017**

Paulette Scholes, Parish Clerk and RFO
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