

## **BURGHILL PARISH COUNCIL**

Extraordinary Meeting held on Wednesday 6<sup>th</sup> December 2017 at 6.30pm at the Simpson Hall

### **Minutes**

**Present:** Mark Ellis (ME) Chairman, Alan Stokes (AS) Vice-Chairman, Pat Groves (PG), Sally Robertson (SR), Janette Pudsey (JP), Sally Ware (SW), Alister Walshe (AW), David Warren (DW) and Bernie Green (BG)

**In Attendance:** Paulette Scholes, Parish Clerk, and 4 members of the public

- 1. To accept apologies for absence** - David Bishop, Simon Hairsnape, Dilys Price, Beryl Staite, Pat Eagling and Ian Watkins
- 2. To receive declarations of interest and written requests for dispensation** - Alan Stokes (item 4b), Mark Ellis (item 4b) and Alister Walshe (item 4b)
- 3. Public participation session** -
  - a) Receive views of local residents on the below planning applications (max 10 mins - members of the public are invited to speak) – Local residents made some comments on planning application 174268, it was pointed out that drawing P004 shows the drainage layout which fails to comply with Section H2, of the Building Regulations. The soakaway from the sewage treatment plant, as shown, is not 15m from any building, also the soakaway from the sewage treatment plant is close to the surface water soakaway. And the treatment plant is shown running under the driveway, a pre-commencement condition will be needed before the planning is agreed.
- 4. Planning: to consider the following applications**
  - a) Consider and agree response to planning application 172666, to be determined by Herefordshire Council, Green Lane Farm, Tillington, Herefordshire, HR4 8LL, a proposed erection of 2 wooden stables with storage space with a felt roof. The original planning application was sent to Herefordshire Council in July but it has taken 14 weeks to be brought before the Parish Council. There was a discussion; the drawings for the application are very vague, the application is changing the use of the land from agriculture to a training school for horses. AW has spoken to the Enforcement Officer about the substantial amount of work that is currently taking place on this land, he is still waiting for a reply. This was a possible windfall in the NDP and there are currently no comments on this application on the website. It was agreed that the Parish Council do not object to the 2 stables but they do object to the development currently taking place on the site and also the length of time this planning application took to come before the Parish Council. It was agreed to put the following comments on the website - The Burghill Parish Council (BPC) does not object to the construction of the proposed modest timber stable block on this site. The development should be carried out in accordance with the submitted plans and located, as shown, near the existing manege. However, it is noted that extensive operational engineering works are in progress on eastern portion of the application site. These works consist of a large compacted hard-standing together with associated earthmoving. They are unrelated to the proposed stable block and these engineering works comprise development as defined by Section 55 of the Town and Country Planning Act of 1990. When the PA: 172666 was made it was declared on the application form, by the previous land owner, that the site was not in agricultural use. Therefore, the site does not benefit from any agricultural permitted development rights under Part 6 of the Town and Country Planning (General Permitted Development) Order (GPDO). The BPC considers that the operational work now proceeding on the site is in breach of planning control. It has neither the benefit of a planning permission nor the benefit of permitted rights under the GPDO. The BPC requests that the Local Planning Authority investigates this alleged breach of planning control with a viewing to making it stop, getting the unauthorised material removed and the ground re-instated to its previous use.
  - b) Consider and agree response to planning application 174268, to be determined by Herefordshire Council, Bird in Hand Cottage, Tillington, Hereford, HR4 8LE, proposed two storey dwelling. There are currently no planning notices displayed. There are two car parking spaces for the property but not much turning space, there is also a concern with the drainage, the Parish Council do not object to this application and it was agreed the following comment will be added to the website - The Burghill Parish Council (BPC) does not object in principle to the construction of this dwelling house in the garden of the Bird in Hand Cottage.

Signed \_\_\_\_\_ (Chairman)

9<sup>th</sup> January 2018

However, the Burghill Parish Council makes the following comments on the application and the submitted plans. Site notices have not been posted and parishioners might be unaware of the planning application. The proposed dwelling would be located within the notional settlement boundary for Tillington as set out in the draft Burghill Neighbourhood Development Plan. The design of the project appears to be in keeping with the character of the surrounding buildings. The development is considered to be in a sustainable location in terms of access to local facilities such as: school, shop & public house. The vehicle turning area appears too small and is possibly inadequate for the proposed use. There is also concern about the proximity of the proposed driveway to the existing Bird in Hand Cottage and that passing vehicles might cause disturbance and harm to the living conditions of those who live in this cottage. Drawing P004 shows the drainage layout. For the following reasons, the current layout fails to comply with Section H2 (1.27 to 1.30) of the Building Regulations in terms of the location of the soakaway for the sewage treatment plant: a) Paragraph 1.27 (c): The soakaway from the sewage treatment plant, as shown, is not 15m from any building. b) Paragraph 1.27 (d): The soakaway from the sewage treatment plant is close to the surface water soakaway. c) Paragraph 1.30: The soakaway from the sewage treatment plant is shown running under the driveway. Access roads, driveways or paved areas should **not** be located within disposal areas. d) Paragraphs 1.16; 1.27 (a) & (c): Should the proposed dwelling be re-located on the site to achieve compliance with Section H2 of the Building Regulations then it should **not** be sited less than 15m from any existing foul drainage soakaway or less than 7m from any existing septic tank. In view of the possible deficiencies in foul sewage disposal facilities for this development the BPC requests the attachment of a pre-commencement condition to any planning permission that is granted for this site. This condition should require a drainage scheme to be submitted for approval to the Local Planning Authority. This submitted scheme must have written approval from the Local Planning Authority before the commencement of any development on the site and any drainage scheme approved by the LPA should be complete and operational before the proposed dwelling is occupied.

Mark Ellis, Parish Chairman  
01432 769230

Signed \_\_\_\_\_ (Chairman)

9<sup>th</sup> January 2018