

Minutes of Allensmore Parish Council Meeting held on 22nd November 2018 at 8.00pm at Allensmore Village Hall

Present: Cllrs Jeremy Lawrence, D Cooke, S Lawrence, C Watkinson (Vice Chair) and T Cramp (Chair)

In attendance: Mrs A Wright (Clerk) and 7 members of the public.

1. Introduction and welcome by the Chairman

The Chair of the Parish Council, Cllr Tony Cramp, welcomed everyone to the meeting.

2. Apologies for Absence

There were apologies received from Cllrs Jim Lawrence and Steve Williams

3. Declarations of Interest

There was one declaration of interest. This was from Cllr Watkinson in relation to planning application 183792 for Bramble Cottage.

4. Open Session

The situation regarding the condition of the road surface between The Butts and Hollyhouse Farm was raised by a resident. The surface was peppered with potholes and considered "dangerous" as the holes were often filled with water and therefore not visible to road users. The situation had been reported, including circulation of the information to the MP Jesse Norman and would be reiterated.

The Planning Application 183792, "east of Bramble Cottage" was also discussed and residents made their representations regarding the proposal to erect three homes at the location. The comments included concern over increased traffic, visibility issues and flood risk including overloading of the existing drainage system. The comments were noted and the Parish Council would comment formally on the application to the Planning Authority.

The drainage pipe in front of the kiosk library going towards the Cat Protection had collapsed. This had been inspected and reported as defective.

The Open Session closed at 8.20 pm.

5. Brief Verbal Reports:

5.1 Local Policing Team: Bulletin Updates had been circulated. A comment was made commending PC Roger Bradley for his recent handling of a situation (further details not given).

5.2 Lengthsman Co-ordinator: Cllr Lawrence advised that a maintenance day was planned.

5.3 Ward Councillor: Ward Cllr Jon Johnson gave an update regarding the situation around local broadband provision. The situation was going from "bad to worse" currently and the date for connection had moved to possibly 2021 – 2022. Other options were being explored and some residents had had successful outcomes when connecting via Vodaphone.

There was information regarding a further Parish Council Summit on 24/01/19.

5.4 Locality Steward

The Locality Steward had kept members informed via bulletins.

5.5 Footpath Officer – The previous Footpath Officer, Gabriel Gillick, had resigned from the post. The Parish Council recorded their thanks to him for his work while in office. Cllr Steve Williams kindly agreed to take on the role.

6. To approve minutes of the Parish Council Meetings held on 21st September 2018.

Resolved: - The Minutes of the Parish Council Meeting held on 21st September 2018, were approved by the Council and then signed by the Chairman

7. Clerk Update and Correspondence

The Clerk updated the Meeting regarding correspondence received.

Correspondence from Herefordshire Council

Anthony Bush, Parish Liaison and Rural Services Officer is leaving on the 15th November and has been replaced by newly appointed and titled **Local Resources and Assets Officer** Philippa Lydford

Email plydford@herefordshire.gov.uk Telephone 01432 261640

Keep Warm Keep Well

Information regarding the **Keep Warm Keep Well** campaign where help with heating and insulation may be obtained - subject to eligibility and availability of funding. Free home energy advice and support also provided.

Contact Freephone: 0800 677 1432 Text: 07583 740914 or E mail: khw@mea.org.uk

Request for support from Dore Community Transport (January 2019 Agenda)

8. Neighbourhood Plan – update

The Chair of the Neighbourhood Plan Steering Group, Nick Chapman, updated the Meeting as follows:

Allensmore Neighbourhood Development Plan

Report for Parish Council 22nd November 2018

Steering Group and meetings

Since the last Parish Council meeting, we have had two meetings of the Steering Group; on 15th October, three members of the public attended whilst on 19th November no members of the public joined us. Our consultant Louise Kirkup came to the November meeting.

Michael Owens has resigned from the Steering Group. We thank him for his valuable contribution and support in helping us make progress with the development plan.

Finance

No expenditure in this period except for meeting room hire.

Call for Sites

The "Site Assessment Report" produced by Aecom has now been published on the Allensmore website and the site owners as well as everybody on the email contact list have been informed. The report identified 7 'appropriate' sites out of the 23 that were submitted, enough to deliver our target. The steering group have had 2 working party meetings to discuss the report and its findings (those members with a vested interest in sites did not participate in discussions about them). The working party recommended acceptance of the report in full to the whole Steering Group who agreed this at the meeting on 15th October 2018. The report was forwarded to Louise Kirkup to be incorporated into the next draft version of the Neighbourhood Development Plan that will go forward for consultation.

Amendments to the draft report

These were discussed at length at the November Steering Group meeting with Louise Kirkup. The steering group were concerned that the report uses a standard methodology for calculating 'indicative housing capacity' of each site which assumes a density of 30 dwellings per hectare. Whilst these figures are considered to be 'low density' in rural areas, this is not in keeping with our existing local character and is highly unlikely to be viable in the context of our limited infrastructure and lack of services. It would also be contrary to the feedback from the previous consultations.

However, as a national standard, we intend to keep the standard (notional) formula in the report, but supplement it by working out existing densities of Allensmore, Cobhall Common, Winnal and Winnal Common for comparison and likely recommendation in our housing policy. We expect that using existing local densities, the 7 recommended sites will still have the capacity to fulfil our target for additional dwellings.

We expect to have the final version of the NDP document complete for ratification at the next Steering Group meeting on December 17th. We will then ask for Parish Council approval to go to a public consultation of the document in January 2019.

Next meetings

The next steering group meetings are scheduled for 17th December and 21st January.

Parish Council actions

- 1. The Steering Group will be asking the Parish Council to agree in principle to approve draft NDP consultation documents before the next scheduled Parish Council meeting. Documents will be circulated by email for approval.*
- 2. The Parish Council are requested to consider setting up a Working Party to deal with matters that have arisen from the NDP process but that are not necessarily within the NDP remit. These matters will be detailed in Appendix 4 of the NDP document and include items such as:*
 - a. Proposed Highway and transport actions*
 - i. Reducing the risk of traffic accidents on the A465.*
 - ii. Reducing the risk of traffic accident and improving the experience of all users on all lanes in the parish.*
 - iii. Footpaths and cycleways along the A465.*
 - b. Community activities*
 - i. Possible Neighbourhood Watch scheme*
 - ii. Tackling litter*
 - iii. Local history*

Nick Chapman, 22nd November 2018

8.2) To seek approval, by the Parish Council, for their acceptance of the draft NDP documents between meetings – as required

This request was resolved as accepted.

8.3) To determine setting up a Working Party to deal with matters as may have arisen from the NDP process but that are not necessarily within the NDP remit (details described)

This was agreed in principle and with a proposal for the January 2019 Meeting identifying scope and deliverables plus the content of the committee to take it forward. The Chair would co-ordinate the interested parties and leaflets would be published in January 2019.

9. Finance

(9.1) **Resolved:** The following list of payments were approved, prop by Cllr S Williams and sec Cllr Jeremy Lawrence:

Mrs A Wright (salary £328.08, mileage £6.53)	£334.61
Tax due on salary payment (Payable to HMRC only)	£82.00
Total	£416.61

(9.2) **Resolved:** The bank balance was noted at £11782.35.

(9.3) To approve budget and precept request for 2019 – 2020

The Chair presented a budget proposal which was discussed by the Parish Council. The targeted spend on Lengthsman and Footpath works was identified. It was agreed that the cost of subscription to professional bodies (HALC) would be reviewed and alternative provider (SLCC) costs would be looked at prior to renewal. The budget and precept was proposed at £6250.00 by Cllr Cooke and seconded by Cllr Watkinson. The proposal was carried unanimously. The Clerk would make the precept request to the Herefordshire Council Finance Team.

10. Planning

There had new applications advised:

APPLICATION NO & SITE ADDRESS: Planning Consultation - 182938 - Land to the Rear of Murrayfield, Allensmore, Herefordshire, HR2 9BN

DESCRIPTION: Development of 2 dwellings with garages

The application 182938 was discussed and the Parish Council comment was as follows:

The previous objection was to be reiterated and new comments made as follows:
Allensmore Parish Council objects to this application for the following reasons:

Drainage:

Drainage in this area is extremely poor and surface water flooding occurs all too often. There are a number of areas in the parish with problems of this nature and this is one of the most problematic.

As can be seen from the minutes of the Allensmore Parish Council meetings (particularly since February 2014) flooding in this area has been a major issue and at least one house nearby has been badly flooded. Also in 2014, a length of Cobhall Common Road, including the area around the bus shelter remained underwater for an extended period of time. In the last couple of years, Balfour Beatty have conducted some partial improvements, though it is not yet known how well these will cope during extreme conditions such as those seen in 2014. It is understood that during many winters in this immediate area, there are periods with standing water covering areas of the ground and septic tanks being unable to drain.

The Environment Agency classifies Murrayfield HR2 9AG as an area at medium risk of surface water flooding.

The reported results of the percolation tests, including the test showing groundwater being more than 2.8m below the surface are surprising. Possibly, this is due to the timing since these were conducted at an exceptional time, understood to have been in July 2018 after an extended period of extremely dry conditions - far from typical and totally different from those experienced in a wet winter. Perhaps the Balfour Beatty drainage engineers who know the area well from their efforts to address the flooding issues, will have some informative data from the "dip stick" device for measuring groundwater levels located near the bus shelter.

Impact on neighbour:

It is considered that this development would have a particularly negative impact on the neighbouring property, Montrose, with the access being close to the existing house and along the entire length of the garden. Furthermore, the site proposed for the new properties abut the bottom of the existing gardens providing loss of amenity.

Impact on the character of the area:

A development behind existing houses would significantly and detrimentally change the character of the area. With a few exceptions, almost all the properties in this area of parish are of one house deep, primarily ribbon development along the lanes. A development of three houses deep in the garden behind an existing property would make a substantial change to the existing settlement pattern in the area and harm the character of the village.

Visibility and bus shelter:

Visibility for vehicles leaving the site is restricted by the bend to the right on Cobhall Common road as well as the bus shelter which the proposal indicates would need to be moved. It is not clear that the owners would agree to this move.

APPLICATION NO & SITE ADDRESS: Planning Consultation – 183792 – Bramble Cottage, Allensmore Village Road, Allensmore, HE2 9AG

DESCRIPTION: Proposed residential development of three dwellings

The Allensmore Parish Council considered the application 183792 and commented: Allensmore Parish Council objects to this proposal for development primarily due to its location and also due to drainage and access concerns.

Location

The Parish Council feels strongly that the location of this site is not appropriate for development.

Other than an access driveway, the site has no road frontage but borders the back gardens of neighbouring residents on three sides and an arable field on the fourth side. There is a clear settlement pattern in Allensmore of linear, single depth developments fronting onto the lanes. A development behind existing properties would be substantially at odds with the existing pattern and character of the area.

The emerging Neighbourhood development plan (see Allensmore.org.uk) has identified that the single depth settlement pattern is an important characteristic of the area that should be preserved. Whilst recognising that the plan is still in early draft form, this site is outside the proposed settlement boundary. Furthermore, it appears at this stage that the 14% housing growth target can comfortably be achieved whilst preserving this important characteristic. The independently produced site assessment report by Aecom also recommended that this site not be allocated due to the conflict with the existing linear settlement pattern

As described in the application, the three houses proposed add to the two existing houses developed recently on the site. It is noted that when dismissing the appeal against the refusal for five houses to be developed on this site in Jan 1990 the planning inspectorate stated "In my view the erection of 5 houses on the appeal site would seriously harm the established linear character of the village..."

Drainage

This area is well known for drainage difficulties, with no mains drainage available and poorly draining ground. The area of Church Road where access is proposed is identified

by the Environment Agency as at high risk of surface water flooding. There is therefore a concern that disposal of surface and foul water might be problematic and that the existing properties and any new properties might be at increased risk of surface water flooding and pollution.

Access

With a long and narrow access track, there will inevitably be cars and delivery vehicles meeting and one needing to give way to the other. This will lead to the need to reverse back onto the narrow Church Road which, in addition to cars and vans, is used by cyclists, pedestrians and horses, with the risk that creates, especially after dark in this area with no street lighting. It was also noted that due to close proximity of a neighbour's hedge, visibility is very restricted in one direction when exiting from the track.

11. To update regarding road issues, SLR and Hereford Transport Package

The outcome of the Public Inquiry into the Compulsory Purchase Orders was due to be published around March 2019.

12. Update on parish drainage, pipe work and flooding issues

The Chair had met with a representative of the Highways Drainage Management Team on location at Goosepool. The experiences of local residents as regards flooding had been relayed. The belief of the representative was that the pipe on location was adequate and that exceptional circumstances had caused the previous flooding events. The placing of a second pipe at the location under the A465 was considered to be a big issue and there was no appetite to do this. The existing pipe had to be kept clear and a camera was being used to examine this. There was a concern raised by the Parish Council that the attenuation pond for the broiler houses was filled to half capacity at the time of the meeting. This concern had inspired the enquiry at Goosepool. The maintenance of the existing pipe was essential. The Chair would chase up the camera survey of the pipe. A watching brief would be maintained on the local flooding and overall situation.

13. Village Matters

No further update.

14. Items for next Agenda

All the usual items would be on the Agenda and to include NDP etc. Also on the agenda would be the consideration of donation to Dore Community Transport and terms of reference in regard to the NDP Working Party.

15. Confirmation of date of next Meeting

The next Ordinary Meeting of the Parish Council would be held on Thursday 24th January 2019 at the Allensmore Village Hall, from 8.00pm.

The Meeting closed at 9.30pm

Allensmore Parish Council Meeting

22nd November 2018

Signedas a true record by Councillor (Chairman)

Dated: - 24th January 2019

For information about what's going on, local groups and businesses, the Church, some local history and the Parish Council, including minutes of past meetings and dates for future meetings, visit the Allensmore website. www.allensmore.org.uk

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