

## **Minutes of Allensmore Parish Council Meeting held on 25<sup>th</sup> January 2018 at 8.00pm at Allensmore Village Hall**

**Present:** Cllrs Jeremy Lawrence, Sally Lawrence, D. Cooke, S. Williams, C. Watkinson and T Cramp (Chair)

**In attendance:** Mrs A Wright (Clerk) and twelve 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 and thanked them for attending.

### **2. Apologies for Absence**

There were apologies received from Cllr Jim Lawrence and Ward Cllr Jon Johnson.

### **3. Declarations of Interest**

There was a declaration of interest made in application 174681 by Cllr Jeremy Lawrence.

### **4. Open Session**

The Open Session heard some points made about drainage at Cobhall Common and the Parish Council made note that they were not qualified to make judgement on the size of pipe, as may be installed by a local resident. There were also comments received regarding the planning application 174681 and these were acknowledged by the Parish Council. The Parish Council comment on the application information is recorded under Agenda item 10, Planning.

It was also noted that there would be a Neighbourhood Planning "drop in" session held on the Sunday 28<sup>th</sup> January from 2.00 to 4.00 pm. All welcome.

### **5. Brief Verbal Reports:**

**5.1 Local Policing Team:** Bulletin Updates had been circulated.

**5.2 Lengthsman Co-ordinator:** The Co-ordinator Cllr Jeremy Lawrence updated the meeting. He had spoken with the residents at School House regarding a financial contribution towards the installation of a drainage pipe at the property. The Lengthsman would be asked to carry out the ditch reinstatement, and pipe fitting, as soon as possible.

**5.3 Ward Councillor:** Ward Cllr Jon Johnson had sent his apologies.

#### 5.4 **Locality Steward**

The Locality Steward had sent bulletins regarding actions taken. The Clerk had submitted the relevant grant application forms for 2018 – 2019 to Balfour Beatty.

5.5 **Footpath Officer.** The Footpath Officer was not present. The Officer had updated the Parish Council regarding his request for quotations for the fitting of four gates. The consents were in place and the works would be progressed once the quotations had been considered.

#### **6. To approve minutes of the Parish Council Meeting held on 23<sup>rd</sup> November 2017.**

**Resolved:** - The Minutes of Parish Council Meeting, held on 23<sup>rd</sup> November 2017, were approved by the Council and then signed by the Chairman. An amendment was made to item 12 and a new copy of the minutes would be supplied for the website.

#### **7. Clerk Update and Correspondence**

The Clerk updated the Meeting regarding actions. The following correspondence was noted:

*"Dear Clerk,*

*Please find attached the latest edition of the Neighbourhood Planning in Herefordshire newsletter.*

*Could you please forward this onto any interested Councillors or Steering Group members within your Parish.*

*regards*

*Neighbourhood Planning Team"*

*"Dear Parish/Town Clerk*

*Please find attached and below some information on the 2018 Community Champions awards.*

*With Kind Regards*

*Anthony"*

#### **VAT reclaim**

The Clerk had successfully reclaimed £1651.32 VAT from HMRC on behalf of Allensmore PC.

## **New Data Protection Regulations from May 2018**

The Clerk had registered for an information workshop on 23/03/18 for find out more information.

## **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 25<sup>th</sup> January 2018**

#### **Steering Group and meetings**

*Since the last Parish Council meeting we have had two meetings of the Steering Group, on 18<sup>th</sup> December and 11<sup>th</sup> January (the last one being held in the church as the hall was being used).*

#### **Finance**

*The first grant to cover 6 months work will not all be spent by the time it expires on 3<sup>rd</sup> March. This is because we deferred the Issues and Options consultation by a few weeks to avoid the Christmas period. Tony Cramp has been following this up with our Consultants Kirkwells, who will invoice for work done up to the cut off. Under the rules, we will have to return the unspent part and submit a new request based on the plan for the next 6 months – details to be worked out with Kirkwells at our next Steering Group meeting on 22<sup>nd</sup> February. There does not appear to be a problem with this approach.*

#### **Issues and Options Document**

*The Issues and Options document was finally agreed at our meeting on 18<sup>th</sup> December and went to print the week after Christmas. 25 copies of the full 48 page document were ordered as were 400 copies of the smaller 12 page questionnaire extracted from the main document. The questionnaires were distributed to eligible residents in the area by the Steering Group around the weekend of 13<sup>th</sup>/14<sup>th</sup> January. The closing date for returning completed questionnaires is 11<sup>th</sup> February. Several reference copies of the document are available to borrow from the church, the village hall and the community library in the Cobhall Common phone kiosk. The full document and the questionnaire are also available to download from the Allensmore website.*

*We will be holding a drop-in event at the village hall on Sunday afternoon 28<sup>th</sup> January between 2pm and 4pm when members of the Steering Group will be available to answer any questions and accept completed questionnaires.*

#### **Next tasks**

*The responses from the completed questionnaires will be analysed and the preferred options published.*

*We will be discussing a “call for sites” where local landowners can put forward any potential development plots which would then be subject to technical assessment as to their suitability.*

*Nick Chapman, 25<sup>th</sup> January 2018”*

## 9. Finance

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

|  |                |
|--|----------------|
| Mrs A Wright (salary £361.70, mileage £6.53)     | £368.23        |
| Tax due on salary payment (Payable to HMRC only) | £90.60         |
| N Chapman (NDP)                                  | £238.02        |
| Allensmore Village Hall (PC)                     | £30.00         |
| Allensmore Village Hall (NDP)                    | £35.00         |
| <b>Total</b>                                     | <b>£761.85</b> |

(9.2) **Resolved:** The bank balance was noted at £10294.26 as at meeting date.

(9.3) To consider a request for support from Dore Community Transport. The request was considered and it was resolved that a donation of £100.00 would be made. Prop by Cllr Williams and seconded by Cllr Watkinson.

## 10. Planning

Two new planning applications had been received for comments and these are annotated here:

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 174681 - Land South of Cobhall Common Lane, Cobhall Common, Herefordshire,

**DESCRIPTION:** Proposed residential development for seven dwellings and accesses.

**GRID REF:** OS 345598, 235401

**APPLICATION TYPE:** Planning Permission

174681: “Whilst the PC has no objections to a development on this site, we do not support a development of this scale or density. The site is on a lane where the existing dwellings are irregular in style, size, age and low in density – a dense arrangement of seven uniformly styled houses would significantly change the existing character of the lane.

We do not support the mix of house sizes, preferring instead to see fewer four-bedroom dwellings and some two-bedroom included in the mix which we feel would be more in line with the housing needs of the area.

It is considered that road safety will be reduced due to the increase of vehicle and pedestrian traffic on this single track lane which has no pavements and in some parts not even verges. Viewing the area on a map does not reveal just how narrow the lane is, particularly the length from the proposed development to the A465. It should be noted that this lane is also the route to the bus stop on the A465.

The lane is known to flood for periods during most winters, making it impassable at times.

Whilst the last two points are relevant for any sized development, the larger it is, the more of an issue these factors become.

The parish council has heard a number of representations from residents, including:

- At least one house would be overlooked with resulting loss of privacy.
- The development proposes dwellings which are too large and too numerous to be appropriate for the area.
- The mix of proposed houses is considered to be unsympathetic to the ethos of providing affordable homes for the community, as the proposed details are for large homes with 3 or 4 bedrooms and no smaller properties of 1 or 2 bedrooms.
- The proposed development is open countryside.
- It would lead to an increase in traffic causing safety and logistical issues, and the siting of the proposed added passing place is of no benefit.
- There are misleading statements in the submission.
- There are concerns regarding drainage issues with the location and the area is subject to flooding and is already at saturation point.
- Whilst not a planning issue, a claim has been made that the proposed route and/or discharge point for the outflows from the multiple sewage treatment plants is not entirely on the applicant's property."

**APPLICATION NO & SITE ADDRESS:** Planning Consultation - 174677 - Land at Bishops Field, Allensmore, Herefordshire

**DESCRIPTION:** Proposed building to cover over an area used for existing FYM storage and fodder

**GRID REF:** OS 344745, 235577

**APPLICATION TYPE:** Planning Permission

174677: The Allensmore Parish Council has conducted a site visit to the proposed location and has considered the points made in the application. The Parish Council is

minded to OBJECT to the application due to the prominence of the position of the proposed building in the overall landscape. The position is felt to be inappropriate taking into account the landscape and surrounding area and the height of the structure in relation to said landscape and the absence of any other buildings in the vicinity. It is believed that a similar proposal was refused permission, at an earlier point in time, and the comments made regarding that proposal also stand. The proposal is felt to be inappropriate due to prominence.

### **11. To update regarding phone kiosk library**

The kiosk was now stocked with books and looking good.

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

Observations on flooding issues at Goose Pool would be sent to the Highways Drainage Engineer. Photos would be incorporated to consolidate this. Cllrs Jeremy Lawrence and Tony Cramp would collate the information.

### **13. Village Matters**

Works on the church were progressing and the weathercock was fitted and "whirling".

### **14. Items for next Agenda**

All the usual items would be on the Agenda and to include NDP. Gate fitting quotes would be obtained and works progressed.

### **15. Confirmation of date of next Meeting**

The next Ordinary Meeting of the Parish Council would be held on Thursday 22<sup>nd</sup> March 2018, at the Allensmore Village Hall, from 8.00pm.

The Meeting closed at 8.59pm

Allensmore Parish Council Meeting

25<sup>th</sup> January 2018

Signed .....as a true record by Councillor (Chairman)

Dated: - 22<sup>nd</sup> March 2018

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](http://www.allensmore.org.uk)