

Minutes of the Allensmore Parish Council Meeting 19th September 2013

Council members present: Mr. J. Lawrence (Chair), Mr. S. Williams,
Mr. A. Cramp, Mr.W.J.Lawrence,
Mr. Charles Watkinson.

- 1.0 Apologies
Mr Derek Cooke, Mrs. Sally Lawrence.
- 2.0 Councillors declaration of personal or prejudicial interest
None.
- 3.0 The Minutes of the Annual Parish Council Meeting – 23rdst May 2013 were approved and signed. The Minutes of Parish Council Annual Meeting – 23rd May 2013 were approved and signed.
- 4.0 Police Summery
From 1st Oct we will be covered by the South Wye. Kevin Powell will now be the Police CSO for this area and will continue with the briefings. Safer Neighbourhood Teams will also be working until Midnight. Our thanks were given to Fiona for her past help.
- 5.0 Foothpaths Report
Our newly appointed Foothpaths Officer Mrs. Debbie Mumford gave the following comprehensive report.
“Since my appointment I have had a 3 hour meeting/training exercise with Jonathon Roger, Public Rights of Way Warden and a meeting with Paul Wright, Contractor, who is also an experienced footpath officer. In the latter meeting I discovered that he had been instructed to replace a style on AN25 (Clehonger) earlier in the year, but had been unable to carry out the work due to not having the contact details of the land owner. The money for the work has been held over from last year’s accounts as work in progress. I obtained permission from the owners again, but as there was Rape in the field they asked that the work be held off until the crop was harvested. As far as I am aware the work is still pending. I also received a report of a collapsed style on AN2 in June. Having sought the consent of the landowners our contactor was also instructed to replace this style with a kissing gate in July. I understand this work is still pending. I was reluctant to spend too much money on clearing footpaths, but following advice from Jonathon Roger I instructed Paul Wright to clear the footpath at AN14 (next to Millenium House). This was done in August and I received an invoice for £32.75. I would ask the Committee to approve this expenditure. I also have had a recent report of a missing footpath sign and pole at AN12 (Blackhall Lane). Next month I intend to address issues that exist with two footpaths in Allensmore, namely AN3 and AN5, before considering improvements to footpaths overall, and would be grateful for input from committee members in relation to this.”
- 6.0 Planning
Please see pages 2 and 3.

Planning

The following planning applications have been reviewed:

[Hollyville, Cobhall Common, - Application no 131247/F](#)

[Replacement dwelling. Reposition of vehicle access. New double garage.](#)

Although in principle we are not opposed to the application for a replacement dwelling, the plans submitted raise the following two concerns:

1. That the reorientation of the dwelling to face north put the front of the new house overlooking the existing bungalow and house opposite and may lead to loss of amenity.
2. The access shown emerging onto a blind bend/junction would be far safer if repositioned further from the junction.

[Replacement dwelling at Old Trap House, Cobhall Common. - Application no -131389/F](#)

[New four bedroom dwelling.](#)

We feel we cannot support this application. It is less than 12 months since the application was passed for the re-occupation of this property. The survey for that application found it to be in reasonable condition and the design statement stated - "Old Trap House cottage is traditional red brick with lime mortar and natural slate roof and is a pretty example of a Herefordshire farm dwelling and we believe well worth preserving, as this simple form of 'two-up', 'two-down' rural cottages that were once extremely common have becoming rarer in the Herefordshire rural landscape. In keeping with the adjacent timber framed barn, it is not a striking building and is humble in size and construction, but it is a classic example of a small Herefordshire farm dwelling" This was supported by the planning officer in his report stating: "The building has not deteriorated to an extent that will require rebuilding". This was further supported by the building conservation officer who stated in his report. However, on balance, the further decline and demolition of the buildings would be regrettable; they are buildings in the local tradition which appear on the first epoch OS sheet. Buildings of wholly traditional type that form a group in an area where most buildings are relatively modern must be considered to embody "local importance". It would be possible to bring them into use and possibly, preserve the majority of their surviving fabric. Therefore we consider renovation and reoccupation to be the preferred route to preserve the local character of this building. We also note that the block plan does not show the improvements to the existing access which have already been carried out to service all three properties. Therefore we see no reason for any further access points along this stretch of country lane which could impose on the neighbouring property and mean the removal of yet more hedgerow.

[Wallbrook Farm, Allensmore, HR2 9BE – Application No – 131729/F](#)

[Extension to planning permission DMS/101622/F- Demolition of existing store, construction of new garage, new external cladding to existing showroom.](#)

The Parish Council has no objections to this application.

[Land a joining Landimore, 12 Poplar Rd, Clehonger. – Application no – 132138/RM](#)

[Reserved Matters in respect of S121299/0 – proposed residential redevelopment for five houses.](#) The Parish Council feels that this appears a much better fit with the neighbouring properties than the original proposal.

Planning

The following applications have been refused by Herefordshire Council:

Trap House Nurseries, Cobhall Common. HR2 9BP - Application no – 130305/F Removal of Condition 4 of permission 028191 (site for the erection of one dwelling house with vehicular access thereto). It is not considered that there has been a genuine and unsuccessful attempt to market the individual property at a realistic price and neither has any evidence been provided to demonstrate that the original condition was unreasonably imposed or that there is no longer a current or foreseeable need for an agricultural dwelling in the locality. Accordingly, the proposal is contrary to Policy H8 of the Herefordshire Unitary Development Plan.

Replacement dwelling at Old Trap House, Cobhall Common. - Application no -131389/F New four bedroom dwelling. The proposal entails the demolition of a building that is considered to be locally important and that makes a significant contribution to the locality. Its demolition and replacement with the proposed new dwelling would detract from the setting of the remaining timber framed building that together with the red brick farmhouse make a valuable and significant contribution to the locality. Therefore, the proposal is contrary to the provisions of Policies DR1, H7 and HBA8 of Herefordshire Unitary Development Plan.

The following applications have been approved by Herefordshire Council:

Arkstone Court Farm, Kingstone, HR2 9TR. - Application no – 130957/F Portal framed biomass boiler building for heating 4 no new chicken sheds. The development shall be carried out strictly in accordance with the approved plan (drawing no. GA001), except where otherwise stipulated by conditions attached to this permission. Reason. To ensure adherence to the approved plans in the interests of a satisfactory form of development and to comply with Policy DR1 of the Herefordshire Unitary Development Plan. No development shall take place unless or until a woodland and bio fuel Management Scheme has been submitted to and approved in writing by the local planning authority. The scheme shall include the following in particular:

Assurances that the holding can provide sustainable wood fuel for the biomass boilers over the required period. A farm plan identifying the area or areas of woodland to be managed for supplying woodchip to the biomass boilers. Any traffic implications if timber is to be transported on the public highway (numbers of trips and route/s to be used). Calculations of the area (hectare) of woodland required to sustain supplies of woodchip to the required volume over the projected period without compromising the woodland. The type of wood fuel required, e.g. virgin timber, round wood, trimmings/brash etc in order to meet the environmental/air quality standards set. Woodland management regime - e.g. whether clear felling, thinning, coppicing or pollarding, or a combination would be utilised. Proposals for replanting methodology (e.g. types, sizes, tree species, frequency. Contingency plans for any shortfall. Provision for review of the scheme if required. The scheme shall be implemented as approved.

Wood Street Barn, Allensmore, HR2 9AH - Application no – 131556/FH Installation of ground mounted solar panels. The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out strictly in accordance with the approved plans (Block Plan (1:500), specification including section) and the schedule of materials indicated thereon.

7.0 Finance

a) Payment received for ¾ year of Lengthsman Scheme	£1,287.00
b) Payment received for P3 Grant	£ 570.00
c) The following payments were authorised for payments:	:
Longfield Services (additional work to date)	£ 32.75
Clerks Salary June, July, August & September	£ 333.32
Lengthsman May Roads Account	£ 268.80
Lengthsman August Roads Account	£ 720.00

9.00 District Councillors Report

'Overnight Money' is dangerous because of the variable interest rate. 150 new houses to go up in Kingstone. Kingstone Parish Council have given a formal written response outlining their view that they feel it to be 'un-deliverable'. The Clerk has been asked to write to Welsh Water requesting an update on their current capacity and future 'Roadmap' in view of the additional homes being built in Allensmore and the neighbouring parishes. Jim is pro-actively seeking to engender a better understanding between our local rural based businesses and their neighbouring community. He has been instrumental in arranging site visits to give the opportunity for people to meet and develop a working empathy.

10.00 Matters for Next Meeting

Precept covering the year 2014/15 - deadline for return - 31 January 2014. The costs of and related viability of a future commitment to a Parish Plan. - To give a clearer view. , research will be done in the interim weeks with regard to the current funding levels. The Parish Clerk has given notice that she is resigning and has highlighted that a future salary restructure and possible training costs may need to be factored into the forthcoming Precept.

Propose meeting dates for 2014.

11.00 Date of the Next Meeting

Thursday 7th November 2013

Allensmore Parish Council Meeting

19th September 2013

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

Dated 7th November 2013