

Minutes of Allensmore Parish Council Meeting held on 26th July 2018 at 8.00pm at Allensmore Village Hall

Present: Cllrs Jeremy Lawrence, Steve Williams, Derek Cooke, S Lawrence and T Cramp (Chair)

In attendance: Mrs A Wright (Clerk), Ward Cllr Jon Johnson and 17 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 Cllr Jim Lawrence and C. Watkinson (Vice Chair)

3. Declarations of Interest

There was one declaration of interest. This was Cllr Jeremy Lawrence regarding planning application 174681 and Cllr Lawrence went outside during discussion of the item.

4. Open Session

Planning application 174681 was raised. This was for planning permission for seven dwellings and accesses in the Cobhall Common area. A local resident advised that he had met a representative from Balfour Beatty who had conveyed that he was "amazed" that a planning application had been put in for the location. This was attributed to issues around drainage at the location. There were also comments made regarding possible encroachment onto neighbouring land. It was commented that the heights of the land and "sink hole" area were not shown on the plans, as submitted. The issue was discussed at length and the residents present were advised to send in their representations to the Planning Officer for consideration when evaluating the proposals for permission, or otherwise.

Planning application 182371, land opposite Raintree House for four new dwellings, was also brought to the Parish Council's attention by a resident who advised that a previous application, at the site, in 1998 had been turned down. The reasons for refusal were in the resident's possession. The issues of drainage at the location would be subject to a report by the Land Drainage Team. Again the Chair stated that the Parish Council would be submitting their comments on the application and that residents should do so also. The Open Session closed at 8.24 pm.

5. Brief Verbal Reports:

5.1 Local Policing Team: Bulletin Updates had been circulated.

5.2 Lengthsman Co-ordinator: Cllr Lawrence advised that some reserves were being kept for works to be carried out in the winter months.

5.3 Ward Councillor: Ward Cllr Jon Johnson updated the meeting regarding the bypass route with the "red" route having been chosen as the preferred route. This choice was felt to "minimise damage" and would be put forward for ratifying by the Herefordshire Council Cabinet. A question was asked as to "how will this route support Rotherwas."

The Herefordshire Budget Consultation was out currently and residents were encouraged to look at this and to ask questions where they would like to see changes. Drainage issues at the Locks Garage junction and near the Three Horseshoes Public House plus under the A465 were being looked at.

There was more work being done regarding the drainage plans for the Bowling Green poultry units development.

The A465 Goose Pool drainage issues have been taken back for consideration by the engineers and the Parish Council contribution to the information is with this.

5.4 Locality Steward

The Locality Steward had kept members informed via bulletins.

5.5 Footpath Officer - no updates this time.

6. To approve minutes of the Annual Parish and Annual Statutory Parish Council Meetings held on 24th May 2018.

Resolved: - The Minutes of the Annual Parish and Annual Statutory Parish Council Meetings held on 24th May 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.

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 26th July 2018

Steering Group and meetings

Since the last Parish Council meeting we have had one meeting of the Steering Group, on 16th July where four members of the public attended. The scheduled meeting in June was cancelled as there was little on the agenda due to Aecom not yet engaging. This has slowed up progress a little.

No changes to the Steering Group.

Finance

The application made to Aecom to cover the costs of independent technical assessments has been approved – this is in the form of a work package rather than funding to us.

Call for Sites

Call for Sites submissions now stand at 23 sites and we are not accepting any more submissions at this time.

Aecom have been appointed to carry out their independent site assessments; Tony Cramp and I have had a couple of telephone conferences with them to give them background information and arrange the next actions. They have been emailed all the site submissions, maps and our draft "preferred options" document which includes our vision statement for Allensmore and our draft policies. They will be carrying out a "desk exercise" on the submissions to assess them against their standard NDP criteria, also taking into account recent planning applications made at Herefordshire Council. Two representatives from Aecom will visit us on Tuesday 15th August for a quick walkover of each site. I intend to accompany them as a member of the steering group with no personal interest in any of the submitted sites, none of which are close to my property. I will be writing to each of the site contacts to inform them of the date and request permission to access the sites.

We anticipate that the outcome of their assessment will give us a broad red/amber/green rating plus their reasoning. No date has been given for the feedback.

In the meantime, the steering group are refining the draft policies, but do not intend to do any assessment of the submitted sites until the results of the Aecom assessment are received.

Next meetings

The next steering group meetings are scheduled for 20th August (just after Aecom's visit) and 17th September.

Nick Chapman, 26th July 2018

9. Finance

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

Mrs A Wright (salary £376.34, mileage £7.88)	£384.22
Tax due on salary payment (Payable to HMRC)	£94.00
Total	£478.22

(9.2) **Resolved:** The bank balance was noted at £9861.24.

10. Planning

There have been a number of planning applications received. Some will have been commented between meetings and there are four for consideration at the meeting:

Application Ref: 174681 – Land South of Cobhall Lane, revised submission for 7 new houses.

The Parish Council would reiterate the original comments that had been made regarding 174681 and will be objecting on the same grounds as previously.

Application Ref: 182371 – Land opposite Raintree House – 4 new houses

The Parish Council commented that the site looked reasonable for the proposals and that there did not appear to be a planning reason for objection. There was some concern about the size of houses and drainage issues. Details of the previous refusal at the site were being assessed.

Application Ref: 182457 – Land at Wellfield, Poplar Road – 5 new dwellings

Outline permission had been granted and this was for reserved matters on the application. The Parish Council were objecting due to the five proposed dwellings being on a tiny plot with little space to manoeuvre or park. The styling of the buildings, modern and contemporary was also not felt to be appropriate for the location.

Application Ref: 182399 – Holly Brook – single story extension

The Parish Council commented no objection. The footprint was on an existing outbuilding.

11. To update regarding Hereford Transport Link Projects - bypass and SLR

Planning details would be considered when advised. More details in Ward Cllr Report, item 5.3.

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

An inadequate pipe in the village had been upgraded with a new one to help alleviate flooding. It was not sure how much things would be improved by this. For the time being, better movement of water was being observed than had been the case.

13. Village Matters

A cream tea was planned for Green Farm. Details would be publicised.

14. Items for next Agenda

All the usual items would be on the Agenda and to include NDP etc.

15. Confirmation of date of next Meeting

The next Ordinary Meeting of the Parish Council would be held on Friday 21st September 2018, at the Allensmore Village Hall, from 8.00pm.

The Meeting closed at 9.08pm

Allensmore Parish Council Meeting

26th July 2018

Signedas a true record by Councillor (Chairman)

Dated: - 21st September 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