

## **Minutes of Allensmore Parish Council Meeting held on 21<sup>st</sup> September 2018 at 8.00pm at Allensmore Village Hall**

**Present:** Cllrs Jeremy Lawrence, Steve Williams, C Watkinson (Vice Chair) and T Cramp (Chair)

**In attendance:** Mrs A Wright (Clerk) and 5 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 S Lawrence plus Ward Cllr Jon Johnson. Cllr D Cooke was not present. Watkinson (Vice Chair)

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

There were no declarations of interest.

### **4. Open Session**

Planning application 183052 was raised by a resident. Full discussion took place under the planning item, agenda number 10.

The Open Session closed at 8.02 pm.

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

5.1 **Local Policing Team:** Bulletin Updates had been circulated. There had been a sequence of public house break-ins carried out with amounts of cash having been stolen from the premises.

5.2 **Lengthsman Co-ordinator:** Cllr Lawrence advised that a seasonal strategy to maximise the funding was being employed.

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

#### **5.4 Locality Steward**

The Locality Steward had kept members informed via bulletins.

5.5 **Footpath Officer** - no update this time. Cllr Jeremy Lawrence had spoken with the Footpath Officer and there would be a directive as to where the gates that were in

stock would be fitted. Cllr Williams stated that he knew of a couple of locations where a gate was required.

## **6. To approve minutes of the Parish Council Meetings held on 26<sup>th</sup> July 2018.**

**Resolved:** - The Minutes of the Parish Council Meeting held on 26<sup>th</sup> July 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. There were details of a Parish Council Summit to be held on the 17<sup>th</sup> October at the Shire Hall from 6.30 pm. The Chair advised that he would attend and the Clerk would reserve a place.

## **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 21<sup>st</sup> September 2018**

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

*Since the last Parish Council meeting we have had one meeting of the Steering Group, on 20<sup>th</sup> August where one member of the public attended. The scheduled meeting in September was cancelled as the Aecom site assessment report had not been received in time and 3 members of the Steering Group were unable to attend anyway.*

*Jim and Louise Hamilton have resigned from the Steering Group due to increased commitments. We thank them for their contribution and wish Jim well as this year's president of Hereford Lions Club.*

#### ***Finance***

*No expenditure in this period except for meeting room hire.*

#### ***Call for Sites***

*Independent site assessors Aecom visited Allensmore on 15<sup>th</sup> August and after an initial organisational meeting with Tony Cramp and I, visited all 23 sites; I accompanied them during the morning session. The first draft of their "Site Assessment Report" was received last Friday (14<sup>th</sup> September) and a "working party" consisting of 5 members of the Steering Group met informally on Monday 17<sup>th</sup> September to begin looking at the report. A number of typographical and factual corrections have been sent back to them to correct.*

*The report assesses each site against their standard criteria, and, taking into account other factors such as our draft policies and planning application history, recommends whether they should be allocated in the NDP or not. Although there is still much debate to be had by the Steering Group before we publish it, the draft report appears to recommend sufficient sites to reach our target.*

*The Steering Group will be seeking advice from our consultants at Herefordshire Council and at Kirkwells before deciding the next steps, but we expect to publish Aecom's report without comment prior to the discussion at the next Steering Group meeting.*

### **Next meetings**

*The next steering group meetings are scheduled for 15<sup>th</sup> October and 19<sup>th</sup> November.*

*Nick Chapman, 21<sup>st</sup> Sept 2018*

## **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 £368.94, mileage £6.53, home office £50.00)	£425.47
Tax due on salary payment (Payable to HMRC only)	£92.40
<b>Total</b>	<b>£517.87</b>

(9.2) **Resolved:** The bank balance was noted at £9394.22.

## **10. Planning**

There had been two new applications advised:

**APPLICATION NO & SITE ADDRESS** Planning Consultation - 183052 - Land adjacent to Village Farm, Allensmore, Herefordshire, HR2 9AF

**DESCRIPTION:** Proposed erection of chalet bungalow and cottage with gardens

The application 183052 was discussed and the Parish Council comment was as follows:

Whilst the parish council feel this site is appropriate for the development of one or two dwellings, we are concerned that the properties proposed are too high for the location and object to the proposal for this reason.

The ground level within the site is significantly higher than the lanes along the two sides and the two storey (albeit one is a chalet bungalow) properties would be very prominent from several areas of the village, particularly from the north when approaching the village and from the open countryside and public footpath to the east of the proposed development. We feel this would substantially change the character of this area of the village.

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

**DESCRIPTION:** Development of 3 dwellings with garages

The application 182938 was discussed and the Parish Council comment was 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.

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

No further update at the meeting.

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

The issue of "flash floods" was commented.

### **13. Village Matters**

Keep fit classes were going well as was the bell ringing.

### **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 the budget and precept for 2019 – 2020.

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

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

The Meeting closed at 8.37pm

Allensmore Parish Council Meeting

21<sup>st</sup> September 2018

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

Dated: - 22<sup>nd</sup> November 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)