

# ALMELEY PARISH COUNCIL

## MINUTES OF AN EXTRA ORDINARY MEETING OF ALMELEY PARISH COUNCIL HELD IN THE VILLAGE HALL ON 14th JULY 2016

### Present:

Councillor Mr John Hope Parish Council Chairman  
Councillor Mr Barry Hall Parish Council Vice-Chairman  
Councillor Mrs Barbara (Bee) Held  
Councillor Mr Allan Payne

### Parish Council Clerk/RFO

Mrs. Marion Scott

### Also Present

Ward Councillor Mr Clive Skelton and 12 members of the public.

### **The Chairman opened the meeting at 8.30pm**

#### 1.0 Apologies

Apologies received from Mr. Martin Skyrme due to business commitments. Apologies were received from Mr. James Edwards due to business commitments. Apologies were received from Mrs Liz Tucker due to holiday commitments.

#### 2.0 Declaration of Interest & Dispensations

- 2.1 No declaration of interest made.
- 2.2 No applications for dispensations received.

#### 3.0 Planning Applications received:

3.1 Planning Application 161919- Land at Junction A480 and Hopleys Green, Woonton. Proposal for 3 detached dwellings with detached double garages.

- There was much discussion from the Councillors. Mr. Barry Hall had walked along the A480 and within 360 metres there are five junctions. The proposed site is at junction where serious road problems are perceived and there are inadequate road signs to alert drivers to dangers when approaching from either direction. There is also a history of flooding of A480 at this point – the culvert (8” at present is too small). Mr. Barry Hall commented that the site is in open countryside and will invite “in-fill” development, and if in-fill is permitted then the whole will be disproportionate in a hamlet of currently 15 dwellings and was therefore opposed to the application. A statement prepared by two residents of Woonton was read out with their comments relating to the Design of the properties, Highway Safety concerns, Drainage problems and possible further planning applications. In response from a member of the public, Mr. Barry Hall pointed out that the proposal was for expensive style houses whereas the NDP Questionnaire had revealed a need for lower cost housing.
- Mr. Clive Skelton stated that Herefordshire Council has adopted the Core Strategy and although, Almeley has not yet finalized their Neighbourhood Development, the application meets the 3-5 house groups favoured in the Parish response to the pre- NDP questionnaire. Herefordshire Council has still not reached the target for new housing and there is currently a 5% shortfall, and until this is achieved, NDP’s produced by Parish Councils are effectively being ignored. The target

for Almeley Parish Council to 2030 is 30 houses: 11 have been built, 6 planning (including this) leaving 17 houses to be built.

- Mr. John Hope commented that by giving approval, the Parish could make some gains: Improve access to the site, A480 widened by approx. 2 metres to have a footpath (approx. 20 metres) and therefore improve visibility, better signage, S106 Agreement, Traffic Calming measures and he was in agreement subject to all those conditions being met. However, there was no Secunder to his proposal, and Mr. Barry Hall withdrew his objection.
- Mrs Bee Held stated that the design could have been better. The proposed new red brick and render finish of the 3 houses would be out of character, where most of the existing properties are black and white or stone. There was also disappointment that no provision for water harvesting featured in the plans.
- A member of the public pointed out that if road conditions on the A480 precluded development on this site then the same considerations would effectively stop any development along the Hopleys Green Road or indeed on the roads to Almeley or Logaston.

Following all comments raised by the Parish Councillors they acknowledged the Application but could not arrive at a decision.

### 3.2 Planning Application 161814 – New access and close the existing access at Crump Oak Wood (Lyonshall Parish).

- Mr. Barry Hall read out a statement from two residents at Woonton who had attended the Meeting of Lyonshall PC to discuss this application. Mr. Clive Skelton stated that the access was perfectly adequate for just woodland maintenance and low level agricultural access as maintained by the owner, as also confirmed by the HC Ecology Officer. The HC Ecology Officer made a link to an Environmental Permit obtained by the site owner for Poultry rearing units in the field accessed through the woods.

Proposed by Mr. Barry Hall and Seconded by Mrs Bee Held to object to the Retrospective Application. Unanimously agreed by all Parish Councillors.

### 3.3 Planning Application 162062 – Bridge Farm, Almeley. Application for prior notification of agricultural development – proposed building.

No comments from the Parish Councillors, as Herefordshire Council are not accepting comments for this planning application.

## **4.0 Confirmation of the Next Ordinary Parish Meeting, Time, Date**

### 4.1 Almeley Village Hall, 14<sup>th</sup> September 2016, 7.30pm

The Chairman thanked the members of the public for attending and declared the meeting closed at 9.15pm

Councillor Mr John Hope Parish Council Chairman

Signed.....Dated 14 September 2016