

ALMELEY PARISH COUNCIL
Minutes of the Extra-Ordinary Meeting of the Parish Council
Held on Wednesday 10th February 2021
online via Zoom – due to the Coronavirus Pandemic at 7.30pm

Present: Councillors: Michael Handley, John Crippin, Andy Cross, Monica Jones, Colin Powell and Rose Proctor

In attendance: Emma Thomas – Clerk and Ward Councillor Graham Jones

Public: 1

1. To receive apologies for absence

Apologies were RECEIVED and ACCEPTED from Cllr Martin Skyrme.

2. To receive declarations of interest and written requests for dispensation

None

Cllr Monica Jones joined the meeting

Two parishioners joined the meeting

3. Open session - To receive views of local residents on parish matters

The following items were RAISED:

- The Commons look poorly maintained at present, and markers are missing or faded. The clerk will mention it to Herefordshire Council Commons Team and Cllr Andy Cross will discuss it with the new mowing contractor.
- Ward Cllr Graham Jones reported that the land housing supply for Herefordshire has increased from 3.69 to 4.22.
- The Village Hall Committee are actively seeking new members to assist with the running of the hall.

4. Planning

4.1 To consider planning applications for determination by Herefordshire Council

4.1.1 204486 - Land at 5, 8, 9, 11, 14, 15, 22, 23, 24, 25, West View, Almeley, Hereford, HR3 6LE

Retrospective application for the installation of ground source heat pumps (1 in each property - Nos 5, 8, 9, 11, 14, 15, 22, 23, 24 & 25), drilling of 10 boreholes and associated trenching
It was RESOLVED to support this application alongside the comment that the retrospective aspect is very disappointing.

4.1.2 204593 - Buildings at New House Farm, Almeley, Herefordshire,

Prior approval for change of use of agricultural buildings for residential use (5 No. dwellings - 4 smaller and 1 larger) and associated works.

It was RESOLVED to make the following statement and submit the NDP report alongside – Appendix 1.
“The Council adopts and supports the NDP Group Report on Application 204593.

Almeley Parish Council also wishes to express its concern over the use of multiple Class Q applications to obtain prior approval, thus avoiding appropriate scrutiny of applications to develop dwellings in open countryside contrary to NDP, Core Strategy and NPPF Policies. The Council supports conversion schemes compliant with its NDP but not those resulting in both over-development of remote agricultural units and significant impacts upon rural communities.

The removal from agricultural use of complete farming infrastructure units must erode the future viability of the farms to operate without considerable increases in agricultural road traffic or the eventual construction of new buildings to replace those lost.”

4.1.3 204571 - Land at Lower Wootton Farm, Wootton Lane, Almeley, Herefordshire, HR3 6PX

Outline planning application for the erection of 4 - 6 dwellings with garages and continued access from existing access off private road.

It was RESOLVED to object to this application for the reasons outlined in the NDP group report as being
- Contrary to Almeley NDP, Herefordshire Council Core Strategy and NPPF policies on development in open countryside and, detrimental to the settings of listed buildings. It was AGREED to submit the NDP Group Report alongside - Appendix 2

4.2 To note the use of Class Q planning schemes as “fall-back” positions in planning decisions – such as application 203683.

It was NOTED that following a Judicial Review in Devon, any Class Q applications can be resubmitted for new development without needing to go back through the planning process. The clerk REPORTED that HALC will be raising this with NALC as it has repercussions for the whole planning process.

5. To consider an update on bank signatories and online banking

The clerk REPORTED that the signatories had now been updated. Cllrs John Crippin; Monica Jones and Michael Handley are the current signatories. It was AGREED that Cllrs Martin Skyrme; Andy Cross; Colin Powell and Rose Proctor should also be added. It was NOTED that NatWest would not allow for two authorising signatories on online banking. It was therefore RESOLVED to switch to Unity Trust Bank and then add the remaining signatories. The clerk will be added as a non-signing authority.

The meeting closed at 20.19

Signed: _____ Dated: _____