

**Minutes of a meeting of the Parish Council held on
Tuesday 15th January 2019 at 7.30 p.m. at Lingen Village Hall.**

Present:

Councillors: Philip Barnet, Maggie Brown, Steve Chilman, Tom Dixon, Clive Gurney, Susan Harley, Trevor Pritchard, John Walker, Simon Whiteman (Chair)

In attendance:

Clerk/RFO Maureen Robinson

Ward Councillor Carole Gandy

5 members of public

1. Apologies for absence: Mike Oliver (Footpaths Officer)

2. Declarations of Interest and written requests for dispensations: Cllr Whiteman declared a pecuniary interest at 11.3 under Planning

3. Open Session – brief verbal reports received from:

3.1 Ward Cllr Gandy had circulated her report which can be seen in full on the Border Group website. In addition she reported that PCSO Harper has suggested holding a session on property marking for local residents for items such as tools. It was **AGREED** to gauge what level of interest there might be via local groups e.g. W.I. and report back at the February meeting.

3.2 Chair and Councillors' reports: Cllr Whiteman reported there had been a traffic accident at the Walford crossroads and trees needed to be cut down to improve access

3.3 Local residents – wished to discuss progress on the defibrillator for Brampton Bryan

4. Minutes of the previous meeting – 20th November 2018

These were **APPROVED** and signed by the Chair

5. To receive an update on a sluice at Walford – deferred to Feb meeting for alternative costings but any mechanism would need to be able to be safely removed to let the water out when high. It was noted that any solution would need to ensure the flow of water can be controlled particularly in summer when it is needed for irrigation.

6. To consider request from BBVH for a contribution towards a defibrillator at Brampton Bryan. It was **AGREED** to fund up to 50% of the final cost of the defibrillator and donate it to Brampton Bryan Parish Hall. All in favour.

Thanks were recorded to Sheridan Swinson and Christopher Garner for their commitment and to all residents for their fundraising efforts. A cheque for £200 was paid to BGPC from Aardvark books. Further funds are due and will be paid into the BGPC bank account. The defibrillator will be sited at Aardvark Books.

7. To discuss road condition /potholes at Reeves Lane - BGPC had received complaints from residents asking when this would be addressed as it a very long standing concern. Ward Cllr Gandy had visited the site which was in a very poor state with water running down it. She informed the meeting that it was on a list from Highways for resurfacing next month. This is of course weather dependent and also the drainage must be resolved before any resurfacing can take place. Cllr Chilman to speak to Locality Steward for an update. (It was noted the road, C1315, is to be closed from 14/2 to 19/2).

8. Neighbourhood Plan – the positive outcome of the Referendum was noted. Thanks were recorded to members of the Steering Group and the community for their hard work over a sustained period of

time – in particular to Tony Swainson as Secretary and Bill Bloxsome our Planning Consultant. It was **AGREED** to write to them expressing our thanks. BGPC also thanked Cllr Chilman for taking the lead on this. Hope was expressed that this document will now give protection and control over development in our villages.

9. Finance

9.1 **To set the Budget for 19/20** – following discussion, the Council **RESOLVED** to set a budget of £13,665 for 19/20

9.2 **To set the Precept for 19/20** – the Council **RESOLVED** to set this at £8,400 - a rise of 5% (the difference between this figure and the Budget will be subsidised from Reserves) 7 in favour, 2 abstentions.

9.3 **To receive the Quarterly financial update** from the RFO – the bank rec Oct- Dec was approved. The c/a balance stands at £ 24,035.70 on 28th Dec 18

9.4 **To review BGPC Financial Regulations** – deferred to February meeting

9.5 **AGREED** to pay Clerk's salary of £379.45 x 2 (Nov +Dec) (incl £40 p.m. towards home office costs) (chq no 101740/101746). Expenses of £36.47 for Dec and £ 15.40 Jan – total £51.87 (chq no 101747)

9.6 **New National Pay scales for Clerks from April 19 - noted**

9.7 **AGREED** to request for contribution of £30 towards upkeep of churchyard at Lingen Chapel (chq no 101744)

9.8 **AGREED** to request for a contribution of £30 towards upkeep of the cemetery at Brampton Bryan (chq no 101742)

9.9 **AGREED** to pay £20 to Brampton Bryan Parish Hall for room hire on 20.11.18 (chq no 101741)

All in favour.

10. Highways

10.1 **SID** -Decision on which model deferred to February meeting

10.2 To consider work to be undertaken under P3 scheme – nothing raised. End of grant funding noted.

10.3 To consider work to be undertaken by Lengthsman – open the ditch at Stocken Lane to help clear water from the road

11. Planning To consider comments to Herefordshire Council on the following applications:

11.1

P184248/XA2 - PP - Approval of details reserved by condition

Court Cottage Willey Presteigne Herefordshire LD8 2ND, Application for approval of details reserved by conditions 3, 5, 11, 14 &15 of planning permission 174246, Valid

Not accepting comments

11.2

P184122/XA2 - PP - Approval of details reserved by condition

The Granary at Adforton Farm Leintwardine Craven Arms Herefordshire SY7 0NF, Application for approval of details reserved by condition 3 of planning permission 184093, Valid

Not accepting comments

11.3

P184573/PA7 - All others - Prior Approval

Land to the north of Adforton Herefordshire , Proposed agricultural building., Valid
Not accepting comments

10.1.19 – Determination made – approval not required

11.4

APPLICATION NO & SITE ADDRESS: Planning Consultation - 184455 - Yew Tree Cottage, Lingen, Bucknell, Herefordshire SY7 0DX

DESCRIPTION: Raise the crown of Yew tree by up to 2m and remove any dead wood.

APPLICANT(S): Mr Harley Thomas

GRID REF: OS 336413, 267399

APPLICATION TYPE: Works to Trees in a Conservation Area

WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

The extension requested by BGPC was not granted and the application had been determined prior to the PC meeting

11.5

APPLICATION NO & SITE ADDRESS: Planning Consultation – 184287/F - Land at Lingen Nursery, Lingen, Herefordshire,

DESCRIPTION: Proposed erection of eight dwellings with garages, double garage for the existing dwelling, new access and associated development on land at Lingen Nursery.

APPLICANT(S): Mr & Mrs Davis

GRID REF: OS 336639, 266872

APPLICATION TYPE: Planning Permission

WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

The applicant was present at the meeting and was able to inform the discussion. BGPC supported the application as outlined in the NDP, subject to clarifications below:

7.2 of the Border Group Neighbourhood Development Plan (agreed by Referendum) says of this site that "an exception is however made in Lingen where a small site is allocated for development" and "a development brief has been prepared to indicate how the site should be developed". This application therefore should comply with the detail set out in Appendix 1 of the Border Group NDP.

NDP 6.5 makes clear that "elements of building design are important to the character and appearance of Lingen Conservation Area". A Conservation Area Character Assessment was prepared as part of the NDP process. It is important that this is followed as this application is within the Conservation Area.

Appendix1 2 ii), the width of the access road is not stated as required.

Who is responsible for private access road in perpetuity?

What is Herefordshire Council's requirement for access road? Does it need to be to an adoptable standard?

We question why the original entrance has been changed as the splays could be opened up in both directions to give quite adequate visibility.

Appendix 1 2 iii) Who is responsible for soft planting areas in perpetuity? "*... including the arrangements for the permanent maintenance of landscaped areas*".

Appendix 1 4.2 c) says that it should include measures to ensure maintenance of the road, screening, amenity space and planting. This should be a condition on the development.

Appendix 1 2 iii) What biodiversity enhancement is proposed as set out in Appendix 1 2. iii)?

Why have sections of the Ecological survey been redacted?

NDP Policy BG8. How does the application comply with BG8 (d)? "*Landscape proposals should form an integral part of the design for the development and include measures to protect and enhance the biodiversity value of the Limebrook stream along its northern and eastern edges.*"

Appendix 1 2 vi), requires the layout of foul drainage, ..." *provision and protection of infrastructure to treat foul effluent and position of manholes*". These details have not been supplied.

No information on the proposed package treatment plant has been provided. A detailed report is needed, assuring the Limebrook (special wildlife site) and River Lugg (SSSI) are not at risk.

NDP 3.23 "*Lingen has no public sewer or sewage treatment works. The level of any development in the village needs to take into account the need to protect the water environment and contribute towards the River Wye Nutrient Management Plan*".

Appendix 1 4.2 a) suggests small to medium houses (2 bed and 3 bed) and that, on density, a figure of 6-8 dwellings is considered appropriate to provide "*houses for young families*". This development has gone for 8 dwellings with mainly 3 bed detached and a 4-bed detached house.

Appendix 1 4.2 c) specifies that smaller houses should be closest to the street with "*larger 3-bed units to the rear of the site*". This application does not follow this principle. These 'frontage' houses should "*have as low a roof-line as possible with a simple and uncluttered elevation.*" The height of the roof line is not specified in this application.

NDP 6.5 According to the Border Group NDP the Lingen Conservation Area has "*a particular pattern of fenestration, roof line and placement*". This should be followed for this development which is within the Conservation Area. On fenestration it says that the pattern is of small windows on buildings which "*focus attention on the horizontal, not vertical with eyes drawn across properties, not up*". Doors are typically off-centre and "*Garages are also extremely rare*". These should be a condition for the granting of permission for this development.

Appendix 1 4.1 Para 3. Have appropriate floor levels been set to protect from flooding? "*Properties should be protected from flooding through the setting of appropriate ground floor levels*".

Appendix1 4.1 Para 4. Confirmation is sought that the application complies with the following “Access should be retained along the Limebrook stream to facilitate maintenance work as agreed with the Local Planning Authority”.

Appendix1 4.2 c) refers to the overhead wiring detracting from the Lingen Conservation Area and that "underground ducting should be provided".


To preserve affordability, a planning condition that garages are not to be converted is requested.

NDP Policy BG8. The Public Right of Way has been moved. It crosses the access road twice, posing a risk to public safety, and is in contravention of Policy BG8 (b), which says the PROW should be retained. Policy BG8 (b) states it "...defines the maximum depth to which of [sic] the site should be developed";

NDP Planning Policy BG22(4) The height, size, massing and scale of buildings and plot width and form should respect those surrounding the development.

A correction to the Applicant’s Design & Access statement was noted. There are 2 proposed two bed semi-detached properties, not 4 as stated at point 10.3 of the statement.

Border Group Parish Council supports development on this suite subject to these issues being resolved satisfactorily.

Two Councillors objected. 

12. To review BGPC Planning Policy for dealing with applications between meetings – deferred to Feb meeting


13. To discuss options for ‘Green Spaces’ locally and consider applying for a grant to Herefordshire Council Public Green Spaces Community Grant Scheme – deferred to Feb meeting

14. To note Information sheet/ Correspondence received and responded to. **NOTED**

15. To raise matters for next meeting agenda. No discussion.

- SID update
- Sluice at Walford
- Review Financial Regulations
- Review BGPC Planning policy for dealing with applications between meetings
- Discuss state of roads generally

There being no further business the Chairman closed the Meeting at 9.45 p.m. The next Meeting will take place at **ADFORTON** Village Hall at 7.30pm on Tuesday 26th February 2019

Signed.......... Date.....26.2.19.....