

WEOBLEY PARISH COUNCIL

Minutes of the Weobley Parish Council Meeting held at the Hopelands Village Hall, Weobley HR4 8SN on Tuesday 23rd January 2018 commencing at 7:30pm.

MEMBERS PRESENT: Councillors L Anderson (Chair), M Ware (Vice-Chair), C Breen, B Havard, P Lloyd, H Quinlan, C Saunders and J Simons.

ALSO PRESENT: Ward Cllr Cooper, PCSO Allford, 2 representatives from Kodiakland and 2 members of the public.

OFFICER PRESENT: Clerk to the Council.

PRESENTATION FROM KODIAKLAND

Two representatives from Kodiakland, whose parent company was Gladman Development, were in attendance to outline the proposals to develop 50 houses on land in Pepperplock Ley. A public consultation exercise was being held at Hopelands Village Hall on Thursday 1st February 2018 and it was expected that an outline application would be submitted by the end of February 2018. Kodiakland were acting on behalf of the landowner. The development would be in line with the Herefordshire Core Strategy requirements and would be family homes of mainly 2-3 bedrooms with some 4-5 bedroom units, 35% affordable housing

Concerns expressed included:

- Drainage issues;
- The land was outside the existing settlement boundary that was reiterated in the emerging Weobley NDP;
- Weobley's target provision within the Core Strategy was for 83. 79 had been provided up to July 2017, leaving 4 to meet minimum level of new homes targeted;
- The number of previous objections to development in this area;
- Traffic and highway issues;
- Safety concerns regarding the additional traffic that would be generated near the existing schools;
- Issues with current infrastructure which would be undermined further by this development;
- A lack of employment opportunities;
- Parking provision.

PUBLIC OPEN SESSION

A request was made to update the Heritage Trail as one of the plaques was now out of date and one was missing. Following discussion it was agreed to carry out a review the trail, which would be discussed at the next Council meeting, develop proposals to update the trail and nominate a responsible person for the upkeep and maintenance of the trail.

85/17 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs V Mackie and M West.

86/17 DECLARATION OF INTEREST

The following Declaration of Interest was made:

- Cllr Ware (personal): Financial Payments.

87/17 MINUTES

Council **RESOLVED** that the minutes of the Council Meeting held on 28th November 2017 be agreed and signed as a correct record.

88/17 MATTERS ARISING

The update report presented was noted. The following items were considered:

- The Victorian lamppost had now been replaced and was awaiting connection;
- It was agreed to put the final touches on the development of the LEADER funding application.

89/17 POLICE REPORT

PCSO Allford presented the following Neighbourhood Team policing report:

- There had been no issues over the Christmas period apart from some anti-social behaviour, one theft and damage caused by snowballs;
- PC Jo Ellis had now moved on and been replaced by PC Dean Wood;
- PC Wood had received speed gun training so additional speed enforcement would be implemented;
- The next PACT meeting would be held on Thursday 8th February 2018;

PCSO Allford informed the Council that he would be officially retiring on 2nd April 2018, though he would probably depart in the middle of February. He thanks the Parish Council for all its support and had enjoyed his 41 years service the local community.

The Parish Council wished to record its thanks to PC Allford and wished him a long and happy retirement.

90/17 WARD COUNCILLOR REPORT

Cllr Cooper requested an update regarding the future of the Post Office following some concerns expressed to him by local resident. Following discussion it was agreed to request an update. (Cllr Havard left the meeting at 20:48 hours).

91/17 FINANCES & POLICY

- (a) **Accounts Outstanding and Financial Statement** – Council **RESOLVED** to approve the payment of accounts for January 2018 amounting to £5,242.25 inclusive of VAT, as listed below:

PAYEE	SERVICE	CHEQUE	TOTAL
Jubilee Fireworks	Display 2017	1400	£2,326.80
Welsh Water	Library Water	DD	£45.51
P Russell	Salary Dec 17	1401	£252.99
P Russell	Salary Jan 18	1401	£252.99
P Russell	HMRC Cumbernauld	1401	£126.40
P Russell	Clerk's Expenses	1401	£70.70
P Russell	Defib Pad	1401	£241.79
Leominster Town Council	Tough Patch repair	1402	£719.52
Hopelands Village Hall	NDP Meeting	1403	£12.00
Hopelands Village Hall	Council meetings	1403	£30.00
MM & JE Ware	P3 Maintenance	1404	£660.00
Chris Breen	Playdale	1405	£9.49
Chris Breen	Playdale	1405	£14.35
Chris Breen	Jmart	1405	£5.48
Chris Breen	City Electrics	1405	£12.60
West Mercia Energy	Library Sept 17	1406	£51.71
West Mercia Energy	Library Oct 17	1406	£74.68
West Mercia Energy	Library Nov 17	1406	£98.29
West Mercia Energy	Library Dec 17	DD	£184.19
West Mercia Energy	Toilets Sept 17	1406	£13.22

West Mercia Energy	Toilets Oct 17	1406	£14.44
West Mercia Energy	Toilets Nov 17	1406	£12.72
West Mercia Energy	Toilets Dec 17	DD	£12.58
			£5,242.45

- (b) **Weobley Library** – Council approved the appointment of the following contractors to maintain the fire extinguishers, fire alarm and intruder alarm:
- Sentinel Alarms (intruder alarm)
 - Herefordshire Fire Protection Services (fire alarms and fire extinguishers)
- (c) **The Village Hall** – Following discussion it was agreed to support the village hall to enable it to purchase additional equipment. The equipment would be purchased through the Parish Council.

92/17 PLANNING MATTERS

- (a) **Planning** – To discuss planning applications received from Herefordshire Council since the previous meeting. Please see agenda update.

APPLICATION: P174729

SITE : Fenhampton, Weobley HR4 8QP

DESCRIPTION: Proposed upgrade of existing farm entrance to include radii improvement, widening, and visibility splays for highway safety improvements

COMMENT: No objection.

APPLICATION: P174623 and 174624 Listed Building Consent (see below)

SITE : Beam Ends, 2 High Street, Weobley HR4 8SL

DESCRIPTION: Proposed demolition & replacement of existing single storey rear extension. New window to first floor. New roof light to existing roof.

COMMENT: It was agreed to submit the following comments:

- Concerns were expressed in respect of the proposal in consideration of the more dominant scale of the extension in comparison to the existing and its visibility from the historic site of the Castle Green;
- Council wished to question the suitability of the proposed materials and their impact on the heritage setting. In particular, the use of painted corrugated metal cladding, which is unfamiliar to Weobley's existing housing. The overlarge windows in the main part of the extension would suggest a requirement for light which could be met by an alternative design where glass is a more inherent element of the structure. There is no reference to materials for the proposed windows in the application and this includes the new first floor and roof light which we hope would be of a design and material appropriate to a conservation area;
- Council also noted that the proposed height of the extension may impact on the amenity, in terms of light, to the rear of the neighbouring property, No 1 High Street;
- Whilst Council welcomes the opportunity to improve the rear elevation of this property, which has a low quality single storey

'conservatory', it feels that the proposed extension could be made more visually acceptable.

APPLICATION: P174624

SITE : Beam Ends, 2 High Street, Weobley HR4 8SL

DESCRIPTION: Listed Building Consent: Proposed demolition & replacement of existing single storey rear extension. New window to first floor. New roof light to existing roof.

COMMENT: As above.

APPLICATION: P174709

SITE : Land next to The Cwm, Meadow Street, Weobley

DESCRIPTION: Proposed demolition of sheds and construction of a dwelling with ancillary garage

COMMENTS: Recommend refusal on the following grounds:

- The parish has determined within its Neighbourhood Development Plan pre public consultation draft Policy that 'new housing within Weobley will be provided through the existing allocated sites identified for development and sensitive infilling within a settlement boundary.' The proposed dwelling would constitute in-fill development but is sited outside of the current, and retained, settlement boundary;
- In addition, the draft Policy supports the protection of heritage assets by 'resisting development that adversely affects features and settings of Listed Buildings and other similar heritage assets' and further that 'every effort is made to retain and conserve buildings and heritage assets of local importance, including traditional rural buildings and groups of buildings that contribute to the character and appearance of Weobley Conservation Area' The proposal includes the demolition of sheds which were once part of the agricultural business of the Cwm and have in recent years hosted a small antique business. These buildings currently contribute to the rural character of the village. Any loss of these to residential use would also further reduce opportunity for business and enterprise which is encouraged both by the local Neighbourhood Development Plan and the Herefordshire Local Plan Core Strategy.
- Whilst Council acknowledges the considerations contained within the Design and Access statement, it feels that it must object to the application for the reasons stated above.

(b) **Gadbridge Road** – Council noted the comments submitted to Herefordshire Council following the consultation on this planning application.

(c) **Neighbourhood Plan Update** – Council noted that a draft of the Plan had been sent to all Members for information and comment. It was requested that comments be submitted by 9th February 2018.

93/17 PARISH MATTERS

- (a) **Defibrillator** – Council noted that a new battery pack had been ordered and received. The old battery would be replaced once it had completely run down.
- (b) **Post Office** – This matter had been discussed under minute 90/17.
- (c) **CCTV** – Council noted that the new camera position had been agreed and everything was in place to have it fitted.
- (d) **Play Area/Skate Park** – Cllr Breen provided the following update:
 - An expression of interest had been submitted to Sport England to apply for a grant for the new skate park;
 - It was expected that the new skate park would cost approximately £80,000;
 - A jive dance fundraising event would be held on 28th April 2018 in the Village Hall;
 - Further fundraising events by the community would be held to help fund the cost of the skate park;
 - Council agreed to allocate a sum of £500 towards enabling various fundraising events to take place.

94/17 HIGHWAY MATTERS

- (a) **Community Speedwatch** – Council noted that the Team continued to undertake Speedwatch events.
- (b) **Highways Open Meeting** – Council noted that this meeting was being rearranged. It was suggested that Thursday 15th March 2018 be finalised as soon as possible.
- (c) **Footpath update** – Cllr Ware provided the following report:
 - All the footpaths were currently open and passable;
 - The kissing gate by the Chapel opposite the Methodist Chapel needed renewing;
 - Some of the bridges required a review;
 - The footpaths continued to attract a large number of visitors to Weobley and were appreciated by all the users.
- (d) **Street Lighting Request** – Council noted that additional street lighting had been requested for the centre of the village. Following discussion it was agreed to carry out a full review regarding location once the Victorian Streetlamp was working again. The cost of a new light would be in the region of £1,500.
- (e) **Village Signage/LEADER Funding** – The Committee had recently met and was developing its requirements for new interpretation panels and signage. A further meeting would be held in the near future and an update report provided.
- (f) **Commissioning Model** – Council noted that a Commissioning model was being developed by Herefordshire Council and Balfour Beatty.
- (g) **Lengthsman/P3** – Council agreed to submit an Expression of Interest form to continue to be part of this scheme. There was no additional funding for the Lengthsman Scheme but £15 per Km from Herefordshire Council for the P3 footpath scheme subject to the Parish Council provided match funding. Members were requested to submit all the potholes and other maintenance work requests to the Clerk so that these could be passed on to the Locality Steward and Lengthsman for action.

95/17 CORRESPONDENCE

Council noted the following correspondence received:

- Community First E-Bulletin – December 2017;
- Rural Hub Newsletter – December 2017 & January 2018;
- Licensing representation guidance;
- HARC Winter – Spring 2018 Newsletter;
- Pothole Fund and Road Closure information;
- Western Power Workshops;
- “A Brave Face” production at Hereford College of Arts – 26th March 2018;
- PAWG Minutes;
- Brain Tumor Research email;
- Community Champions.

It was agreed to purchase a Village diary accessible to event organisers so that all forthcoming events could be included in it.

96/17 DATE OF NEXT MEETING

Council noted that the next meeting of the Council would be held on Tuesday 27th February 2018 at 7.30pm in the Hopelands Village Hall, Weobley HR4 8SN.

There being no other business the Chair closed the meeting at 10:17pm.

CHAIR:

DATE: