

# WEOBLEY PARISH COUNCIL

Minutes of the Extraordinary Weobley Parish Council Meeting held at the Hopelands Village Hall, Weobley HR4 8SN on Tuesday 17<sup>th</sup> April 2018 commencing at 7:30pm.

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**MEMBERS PRESENT:** Councillors L Anderson (Chair), M Ware (Vice-Chair), C Breen, P Lloyd, V Mackie, H Quinlan, C Saunders and M West.

**ALSO PRESENT:** 3 members of the public.

**OFFICER PRESENT:** Clerk to the Council.

## **125/17 APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllrs B Havard and J Simons.

## **126/17 DECLARATION OF INTEREST**

The following declaration of interest was made:

- Cllr Ware: Landowner of lane at top of site.

## **127/17 PLANNING APPLICATION P181050**

Council discussed planning application P181050 for outline planning permission for proposed erection of up to 50 dwellings (including 35% affordable), planting and landscaping, informal open space, vehicular access point from Pepper Plock Ley and associated ancillary works. All matters to be reserved with the exception of the main vehicular site access

Following consideration Council **RESOLVED** to recommend refusal to this planning application on the following grounds:

- The application was premature to the adoption of the emerging Weobley Neighbourhood Development Plan;
- The additional development would take Weobley well over its allocated target growth of 83 houses, of which 80 had already been met;
- There was no demonstrable need for an additional 50 houses in Weobley;
- The lack of local employment would inevitably mean an increase in commuter journeys adding extra strain on an already stretched local highway network;
- The proposal was outside the current and proposed Settlement Boundary;
- The proposal is within the Weobley Conservation Area and would have a detrimental effect on the area;
- The current access proposed was insufficient to meet the demands of the 50 dwellings and constituted a potential highway hazard exiting onto the main road servicing the two local schools;
- The proposal would add to the already significant highway issues experienced in this area of the village;
- The proposal would be detrimental to the historic core of the village through increased traffic, additional noise and pollution, vibration, risks to pedestrians and extra on-street parking pressures;
- The proposal would add pressure on the existing medical and dental facilities;
- The proposed method of dealing with sewerage and storm water drainage was inadequate and not fit for purpose;
- The proposed development will have an adverse impact on an important heritage site in North Herefordshire. Weobley is famous for its extensive range of timber framed buildings and is an important visitor attraction. Undermining

the village with unwanted and unneeded new development will result in long term damage to the setting of the village;

- The proposal will have a knock on effect on the inadequate infrastructure in the surrounding area. A need for additional capacity has already been identified in settlements such as Leominster and plans currently being developed to improve that infrastructure has taken no account of additional speculative development proposals such as this.
- The Weobley NDP (Regulation 14) states that the protection and enhancement of the historic environment, village character, biodiversity and landscape should be given the highest priority. The proposal for 50 dwellings will undermine this aim and is against Policy WE01 of the emerging Weobley NDP which requires new housing to be in scale with its surrounding area and meet the needs of the local community.
- Development should be accommodated sensitively to ensure that the character and appearance of the Weobley Conservation Area is preserved and enhanced. The proposal is against Policy WE01 of the emerging Weobley NDP which requires developments to be capable of being accommodated safely and within the capacity of the local highway network.
- Key to ensure that the aim to protect, preserve and enhance the character and appearance of the Conservation Area is that any further development are in scale and settlements that are small scale are preferred. The proposal is for up to 50 dwellings, which is 57% of the target of development for Weobley up to 2031. The development requirement in Weobley has already been met.
- Tourism is a significant contributor to the local economy and this continued source of income and jobs will depend on the scale and character of Herefordshire's small scale settlement pattern. The proposal is against Policy WE08 of the emerging Weobley NDP which requires development in Weobley to respect and continue Weobley's historic evolution and the Conservation Area settings and views into and from the village should be preserved.

#### **128/17 PUBLIC OPEN SESSION**

The following concerns were raised:

- An additional 15 homes were to be developed on land at Burtonwood;
- A request to extend the consultation period especially for the public was made. It was agreed to contact the Planning Officer with the request;
- Existing infrastructure would not be able to cope with the additional traffic;
- The proposed development was considered too much too soon for the village to cope with;
- The 83 new dwellings targeted for Weobley via the Core Strategy had all but been achieved.

It was **AGREED** to complete and distribute the Newsletter by Saturday 21<sup>st</sup> April 2018.

#### **129/17 DATE OF NEXT MEETING**

Council noted that the next meeting of the Council would be held on Tuesday 22<sup>nd</sup> May 2018 at 7.30pm in the Hopelands Village Hall, Weobley HR4 8SN.

There being no other business the Chair closed the meeting at 9:02pm.

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**CHAIR:**

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**DATE:**