

# Minutes of the Annual Statutory Parish Council Meeting

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## **AGM of Bredwardine Parish Council held on Tuesday 15 May 2018 at 7-30pm in The Village Hall, Bredwardine**

### **In attendance**

Cllrs: John Darbyshire and Dennis Price, and eight members of the public attended.

### **1. Apologies for absence**

Apologies were received from Cllr John Hughes and Parish Clerk, Alison Wright.

### **2. Matters Arising**

#### **2.1 Issues raised by the public**

##### **Double yellow lines on the access road to and across Bredwardine Bridge**

The proposal to extend the double yellow lines towards Bredwardine from the bridge and terminate them at the junction to the Church access road has been approved by the Wyese Group Parish Council (WGPC) on safety grounds some time ago. The new review instigated by Staunton and Brobury Parish Council relates to a concern that the double yellow lines will not be extended on the access road going away from their side of the bridge.

General enquiries relating to the review and this consultation should be referred to ADL Traffic Engineering Limited at the contact details below. or email: [doug@adltraffic.co.uk](mailto:doug@adltraffic.co.uk)  
Doug Brodie, ADL Traffic and Highways Engineering Ltd ADL House, Oaklands Business Park, Armstrong Way, Yate, Bristol, BS37 5NA. However, it should be understood that the consultation period ended early May, and it is unlikely that this will be extended as it was the second of two consultation periods on the subject.

#### **2.2 Wyese Neighbourhood Development Plan**

Cllr. Darbyshire reported that the Wyese Neighbourhood Development Plan (NDP) has been accepted by the Hereford Council (HC) for a second independent examination. Three inspectors were available to carry out the independent review, and the person with the most experience of examining rural NDP's was selected. This second independent examination commenced end April 2018 and the NDP referendum is likely to be in the Autumn of 2018.

Two of the recommendations resulting from the first examination included new clauses to be added to the NDP that were not the subject of consultation between the Examiner and the WGPC, making the plan unworkable. The first clause has been rejected by the WGPC on the grounds that whilst it was intended to block a non-existent development of 25 houses in Moccas, it actually blocked potential development sites required to meet the target 39 houses in 4 of the 5 villages and consequently would invalidate the plan. The second clause was rejected because it required a commitment to support development sites of more than 10 houses (including affordable housing), which is impractical within the existing drip feed supply/demand for single development sites of 2-5 houses. In addition, the WGPC had included a more pragmatic approach to affordable housing that is deliverable within the Wyese supply/demand profile.

This WGPC rejection process required withdrawal of the NDP from examination and resubmission for a second Regulation 16 review by stakeholders such as utilities, the Environment Agency and Natural England. This has been completed successfully. No changes were made at any of these stages to the objectives in the plan or that reduced compliance with the public response to questionnaires and public meetings of two years ago.

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The second Examiner has requested further information on why these two clauses have been rejected by the WGPC which brings us to the current discussion on a response to his enquiry, required for submission to the Examiner by close of business Friday 18 May 2018.

Concerns were raised in the meeting by members of the public regarding “potential sites” within Bredwardine, with some attendees saying we want no development in Bredwardine. This is contrary to the majority of responses in the questionnaires which supported phased developments across a number of sites for up to 10 houses by 2031. However, it has been made clear to the Examiner that these potential sites are not for publication and will not be in the NDP. Identification of potential development sites was an Examiner requirement to evidence that sufficient sites could be made available to meet the target of 39 houses. Otherwise approval would not be forthcoming for the NDP to go to referendum.

This would mean that the NDP would not be implemented and protections to the rural environment and limits on development in the plan would not apply. The fall-back position would be the Herefordshire Core Strategy which has no limits on the number of houses, does not protect the environment to the level set out in the plan or comply with many of the requirements that came out of the WGPC public consultation.

Ultimately, it is market demand that will most influence whether more than one or two new houses will be developed in Bredwardine to 2031. Such demand is not yet evident. This is due to poor employment opportunities, no shops, schools, services, or infrastructure. The consequential higher cost of development, cost of travel and lack of facilities and services, makes Wyeseid unattractive to young families on tight budgets relative to other larger North Herefordshire villages and conurbations. These limitations are acting as a brake on demand producing the historical “drip feed” which it would appear is set to continue.

For the purposes of clarifying concerns raised in the meeting and subsequent conversations, some of the key points in the plan are described in the three notes below which were fully discussed in public meetings and published in the plan 2 years ago.

**Note 1:** Contiguous development from a village centre works the same way as settlement boundaries and adjacent development in the short term accept, that the settlement boundary moves outwards to the perimeter of the new adjacent development. In the longer term this enables natural evolution of a village centre, as occurred before settlement boundaries were introduced. This approach has been adopted to mitigate over development within village centres when settlement boundaries become fixed, leading to loss of character and attractiveness of rural villages.

**Note 2:** Outside the areas considered suitable for contiguous development from a village centre, proposals for dwellings associated with agriculture, forestry and rural enterprises will continue to be permitted. As will re-use of redundant farm buildings.

**Note 3:** Under National Planning Policy Framework (NPPF) ribbon development is discouraged. Hence WGPC’s adoption of RIBA best practice in the form of organic clusters of houses built off new access lanes (avoiding the use of dead-end cul-de-sacs) with pedestrian links/ pathways to the rest of the village to physically enable and encourage community interaction.

Prior to the referendum there will be public meetings in the three village halls to explain and reaffirm how the NDP will be applied in practice and this will be an opportunity to seek clarification for any concerns residents may have.

### **2.3 Public footpaths**

It was reported that unsafe styles on footpath BD8, a popular walking route between Arthurs

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Stone and Bredwardine, have been replaced following the concerns raised in last year's Parish Council AGM. Whilst limited funding is available for the Wye Valley Walk, Herefordshire Trail and Vaughan's Way, no funding other than to maintain safe is available for basic housekeeping of local public footpaths. Consequently, volunteers are requested to attend a planning meeting to agree simple housekeeping work share arrangements for the Bredwardine local public footpaths to enable reasonable access by walkers. Those interested in participating were requested to email Councillor John Darbyshire at: [jc.darbyshires@gmail.com](mailto:jc.darbyshires@gmail.com).

Note: The number of footpaths that can be kept open will be limited by the number of volunteers. If you think you can help on a couple of occasions each year or more please do not hesitate to make contact.

### **2.4 Computer courses**

Free computer courses are to be offered at Moccas Village Hall, which has WiFi access. The members of the public present expressed an interest in attending themselves and on behalf of other residents in Bredwardine.

Courses they thought would be of interest included:

- General computer literacy for people with little or no computer experience
- Using email
- Shopping on the internet
- Searching the internet for information including services and other forms of assistance.

It was noted that Bredwardine Village Hall did not have access to WiFi, unlike Moccas, and that it may be worth considering by the Village Hall Committee as an additional service for the community.

### **2.5 Road Repairs**

In the 2016 PC AGM the following concerns were raised:

1. About halfway along Fine Street's length as it crossed a creek there are potholes and loose gravel across its entire width for some distance and it needs re-surfacing.
2. Orchard Place cul-de-sac road was also reported by a parishioner, as being in poor condition with numerous potholes and possible danger to older walkers as there is no footpath.
3. The access road leading to the Church also has a number of potholes that need re-surfacing.

All three concerns have been added to the list of outstanding repairs by the WGPC and registered with Herefordshire Council. Unfortunately, budgets have been cut for road repairs and it maybe some time before these repairs take place. However, it was noted that we seem to be doing a lot better than some other areas in Herefordshire for road repairs.

The Meeting closed at 9-00pm