

Minutes of the Meeting of Wyese Group Parish Council held in The Village Hall, Preston on Wye, on Wednesday 5th November 2014 at 7.30pm.

In attendance

Councillors J Dale, A Clipson, R Dudman, O Pugh, O Whittall, J Newsome, N Bowen (from 8.00pm) and A Rawstorne plus Parish Clerk Mrs A M Wright, Ward Cllr. P Price, Linzy Outtrim (Locality Steward from Balfour Beatty), PCSO Fiona Witcher and PC Wendy Powell (for part), (Russell Montague) Lengthsman Co-ordinator and eight members of the public

1. Apologies

The Chair welcomed everyone to the meeting. Apologies were received from Cllrs S Whittall and J Hughes. Cllr D Roper not present.

2. Declarations of Interest

None declared at this point.

Open Session

The Parish Councillors received representation from members of the public concerning a planning application for Blakemere Parish. The details presented and the responses from the applicants were broadly as follows:

SITE: Holywell Farm, Blakemere, Herefordshire, HR2 9JY
 DESCRIPTION: Proposed erection of an agricultural workers dwelling
 APPLICATION NO: P143087/F
 GRID REF: OS 337260, 241253
 APPLICATION TYPE: Planning Permission

The application appears to have been presented under the name of a neighbouring property and the title is therefore incorrect. The residents of the neighbouring properties, within the village, expressed the following concerns:

- 1) The property is likely to overlook the neighbouring property known as "School House".
- 2) There are concerns regarding potential environmental impact and the possibility of pollution to the bore hole fed spring water supply of the neighbouring properties.
- 3) There are concerns regarding increased traffic movements to and from the house
- 4) There are questions as to the requirement for the house, regarding agricultural purpose, as the bees involved in the enterprise are not kept on site. It was therefore thought questionable whether there was a functional need for the property at the location.
- 5) The plans, as presented, are not particularly clear or specific as to the exact placement of the proposed house, nor the final specifications.
- 6) It was stated that there has been two local properties for sale in recent months which could have been purchased - without the need to build a further property.
- 7) It was alleged that a previous appraisal of the business was in fact out of date and could not therefore be used to assess the viability, or sustainability, of the requirement for the proposed house to be constructed.

The planning applicants were present and a summary of their response to the objectors was as follows:

- 1) They would be prepared to work with the community to consider the final design of the house and may consider placing a bungalow, instead of a house, on the plot.
- 2) They had not purchased one of the two properties nearby, and previously available for sale, due to financial constraints.
- 3) The property would be used for a retirement income business enterprise by the owners who had owned the land for over 30 years. The business of honey production and pollination had developed.

- 4) They believed that traffic impact, after the build, would be less than at present.
- 5) The incorrect address was believed to be due to the plot not currently having an "official" address. If and when completed the property would be known as "Holywell Apiaries"

Ward Cllr Price gave an overview of planning regulations and explained about the reasons for certain types of building in certain areas and the criteria that needed to be met, such as functional need and financial viability. It was agreed that the Clerk would circulate the summary for comments to be collated for return to the Planning Department.

3. To approve previous Minutes and matters arising

The minutes of the previous meeting, held on 1st October 2014 were signed as a true and correct record of the meeting.

4. Report of North Ward County Councillor

Cllr P Price gave his report, which can be read in his separate report entry. The Ward Councillor introduced Linzy Outtrim, the Locality Steward and she outlined her role as the first point of contact for Parish Councils, Clerks, and Ward Councillors etc. to try to sort out issues within the parish. Linzy explained that she was originally from Clifford and felt ownership for the welfare of the area she now has responsibility for and which encompassed nineteen parish areas in total. A welcome was extended to Russell Montague and his father who had been working to assist the Lengthsman in amongst other tasks, keeping drains and ditches clear and signage clean. There was explanation of the enhanced Lengthsman Scheme that was being pioneered and the opportunity to get involved in more aspects of road maintenance, such as basic pothole repairs, if desired. The biggest issue was identified as being around drains and drainage. There was a reporting tool for faults on the Herefordshire Council website. The maps showing local faults, which had previously been sent to Balfour Beatty, had been retrieved and Russell, his father and Linzy took the maps and went into a separate meeting to discuss their strategy to deal with the issues as identified. Russell would retain the maps for reference. The soil piles from the badgers' sett at Popes Place had allegedly been moved to a nearby spot close to the original site, Linzy would investigate as to why the soil had not been removed totally. She gave an update on local initiatives including the works done on the Blakemere to Preston Road which will hopefully alleviate flooding problems. Way mark arrows had been supplied for the Footpath Officer and a warning was issued regarding subsidence of the road at Stockley Hill and not to venture off the tarmac. The drain issues close to David Roper's property were noted and there were comments regarding the requirement to follow up works by Utility companies in restoring the ground after completing their working projects. This would be under Section 81 agreement and would be the responsibility of the Enforcement Team to ensure compliance. Thanks were recorded to Linzy for coming to the meeting, her update and for all of her work on behalf of the parishes.

5. Planning

There had been one new application, "Holywell Farm". Please see the details under the Open Session item.

6. Lengthsman To report on lengthsman issues

Works were ongoing and further invoices were presented. Linzy had discussions with the Co-ordinator concerning works to be completed. The Co-ordinator requested that the Parish Council revisit the rate for his works. It was agreed that the Lengthsman scheme expenditure would need to be clarified and works agreed, as long finance was available, to avoid going over budget.

7. Roads To report on road issues

Blakemere – the road from the Church to Godway Lane – the drain is full at the bottom.
Staunton – Gypsy Lane – trees overhanging the road from the woodland.

8. Footpaths To report on footpath issues

100 way mark arrows were now held with the Footpath Officer. The Footpath Officer had met with Linzy Outtrim and she had taken photos and note of the issues identified during the parish walk.

9. Correspondence

The items were noted as per the information sheet and included Clerks Journal with information regarding travellers' sites.

10. To approve accounts

It was resolved to approve the accounts and payments as detailed here. Proposed by Cllr Clipson and seconded by Cllr Pugh. Carried

Statement balance at 25 Sept 2014 £10710.00

*Receipts £3250.00 Precept plus £53.94 Reimbursement re
Neighbourhood Plan front runner fund*

*Payments Clerk £436.25 (salary £372.30, travel £31.95, home
office £20.00, ink £10.00, stationery £2.00)
Honoraria for the Village Mowers (as list)*

11. Neighbourhood Plan Meeting update and minutes of meetings

The Minutes of the Neighbourhood Plan Steering Group Meetings held on 17th September, 30th September, 14th October, 22nd October and the 29th October were all signed as true and correct records. Cllr Whittall updated the meeting regarding what was happening with the Plan and the Questionnaire delivery and the Vision Statement was read out. This underpins the objectives of what is being done.

“To ensure that the special characteristics of the villages within the Parish area that residents know and love, including their rural feel, historic buildings and relationship with the surrounding countryside, are enhanced and protected.

To promote and encourage small businesses and employment for local people

To recognise that modest change can be desirable when there is positive planning to support development of a type that is both sustainable and of an appropriate scale.”

12. To discuss budget and precept requirements

The new funding arrangement for the Lengthsman scheme was explained with the base figure and then the ability for the PC to contribute a sum up to the base figure and then receive matched funding from the Council on top. Cllr Pugh agreed to speak to the Lengthsman and Co-ordinator about instructions for works going forward which would need to be advised within the budget constraints by the Parish Council. After discussion it was agreed to postpone a decision on amounts etc. until the December meeting. At this point of the meeting the police representatives entered the Moccas Meeting Room and gave an update on local policing matters to the Parish Council and those present. There had been an incident of badger baiting and injured dogs had been seized. These were now recovering at the vets. The Police Officers asked all those present to let them know if any badgers setts had been disturbed. They also advised that lead had been removed from the Village Hall in Madley and taken, with a further quantity laid up ready for later collection. It is a good policy to “smart water” the lead as this can help to trace it back if it is removed from the building. Kits for this can be made available by contacting PCSO Fiona Witcher. General crime including fuel thefts had been reported. The Police Officers did state that it was proving more difficult to keep track of road tax evasion as the “no display of tax disc” policy takes hold.

13. Financial Regulations

This item was moved to the next agenda

14. Matters raised by members for the next Agenda

All usual items and precept setting with budget details, Lengthsman costs and Financial Regulations

15. Date of next meeting

The next main meeting of the Parish Council would be held on Wednesday 3rd September 2014 at the Village Hall, Preston on Wye, at 7.30 pm.

At this point a new councillor was introduced. The prospective councillor would represent Tyberton Parish and her name is Hannah Smith. It was agreed that Hannah would be co-opted at the next meeting in December.

Due to the confidential nature of the business of this agenda item, under the Public Bodies (Admission to Meetings) Act 1960 (3) it is proposed to put forward a motion to exclude members of the public during discussion of this agenda item

16. Clerk’s Incremental Review for becoming CiLCA (Certificate in Local Council Administration) qualified on 20/10/14

All parties other than the Parish Councillors left the room and it was resolved that the Parish Clerk be awarded an incremental rise for successfully passing her CiLCA (Certificate in Local Council Administration) Qualification, effective from 20/10/14.

Meeting closed at 9.45 pm

SIGNED

DATED