

Minutes of the Parish Council Meeting of Wyese Group Parish Council, held at the Preston on Wye Village Hall, on Wednesday 5th April 23 from 7.45 pm

In attendance were:

Councillors: O. Whittall, A. Rawstorne, J. Dale, J. Green, D. Gurney (from 7.55pm), A. Smith, D. Roper, R. Mitchell and C Chu (in the Chair) plus Parish Clerk Mrs A. M. Wright, Ward Cllr Jennie Hewitt and six members of the public.

Cllr Chu (Chair) welcomed everyone to the Meeting.

1. Open Session with any parishioners

The meeting started with bringing forward some Agenda items for discussion with members of the public who were present. Agenda item 9. Planning

There were two planning applications discussed, both for the village of Tyberton.

Firstly:

APPLICATION NO & SITE ADDRESS: Planning Consultation - 230510 - Courtfield House, Tyberton, Hereford, Herefordshire HR2 9PT

DESCRIPTION: Proposed erection of a timber framed 3 car garage.

GRID REF: OS 338011, 239804

APPLICATION TYPE: Full Householder

The Wyese Group PC heard representations from members of the public, in regard to planning consultation 230510, and resolved to make the following points:

The Parish Council **objects** to the planning proposal in P230510. The structure is very tall and with dormer windows. There is concern about the purpose of usage (could it be changed to accommodation?) and also the impact and size in relation to neighbouring properties.

There is also concern about the possible environmental impact of the structure and also its impact on the historic setting.

The Wyese Group speaks of preserving the historic vernacular and there is concern about the close proximity of the proposed structure to the lake and the possible resultant impact on the wildlife and amenity.

Secondly:

APPLICATION NO & SITE ADDRESS: Planning Consultation - 230869 - Land to the Rear of Tyberton Court Bungalow, Tyberton, Herefordshire, HR2 9PT

DESCRIPTION: Proposed erection of 2 dwellings and associated works.

GRID REF: OS 337772, 239869

APPLICATION TYPE: Planning Permission

The Wyese Group PC heard representations from members of the public in regard to planning consultation 230869 and would be finalising comments to highlight the concerns raised which included:

There appears to be a very real possibility of potential damage being caused to existing properties due to the close proximity of the existing structures and old walling to the access track. Vehicle movements are, allegedly, already causing vibration and shaking to the structures and the possibility of increased construction traffic is viewed as a very real risk to their continued stability. There was concern expressed that the old wall (believed to be 300 plus years) could fall and take the house too, meaning a risk to life for those residing within the affected building(s). Several properties are likely to be affected, particularly the end one which is built into the bank.

The risk of overlooking and loss of privacy. One of the proposed new properties is positioned so that occupants will be able to look straight into the neighbouring house.

There is concern over increased vehicular traffic both during construction of the new homes and potentially afterwards in relation to commercial operations of plant and machinery from the premises.

The access track goes across the old historic garden of Tyberton Court and there is concern regarding further possible degradation and damage to the integrity of the group of buildings.

The lakeside property, on support stilts, is experiencing issues with vibration and noise due to the close proximity to the access track at present. The track is already reported to be in a poor state of repair and it is felt that increased vehicle movements over it will further break the road up.

The access to the site is on a piece of road with poor visibility splay options and it is believed that there is no opportunity to enhance or increase the splay due to the neighbouring land not being in the ownership of the applicant. Access and visibility potential appears to be severely restricted with potential danger to those entering and exiting the site.

There were also concerns over aspects of the Neighbourhood Development Plan which would be included in the comments. The Wyese Group PC resolved to **object** to the planning consultation 230869.

2. Apologies for absence

There were apologies received from Cllrs S. Russell, H Light, J. Hughes and D. Hughes.

3. Declarations of Interest

There were no declarations of interest recorded.

4. To approve previous minutes of the Parish Council Meeting held on 1st March 2023

The Minutes of the Parish Council Meeting, held on 1st March 2023, were approved as a true and correct record of the meeting.

5. Report of North Ward Councillor

Ward Cllr. Hewitt was in attendance at the meeting. She advised that she would be standing for re-election in May. There were a number of serious situations within the council business and she had taken a personal stance in regard to these. The term had been a “huge learning curve” and there “were key issues” to be completed. The culture in the council was described as “extremely difficult to push against if officers do not want to do something”. Changes were happening. The kerbing in Widemarsh Street was being removed.

6. Roads/Lengthsman

(6.1) To report on highway issues

- Potholes on the road approach to Godway Farm from the Blakemere green.
- Flooding outside of Well Cottage in Blakemere
- Deep pothole outside of Woodmans Cottage on Stockley Hill
- Problems with culvert and flooding at Preston Court in Preston on Wye

A reminder of the way to report defects/faults on the highways etc.

Details are:

Report defects and issues on the Highway and Public Realm via the Herefordshire Council website <https://www.herefordshire.gov.uk/roads-1/report-problems-road> Customer Services. If urgent then please call 01432 261800

Or use the report it app <https://www.herefordshire.gov.uk/reportingapp/>

(6.2) To look at work for the Lengthsman

Lengthsman would be looking at the grips and gullies clearance, seasonal sign clearance etc.

(6.3) To organise safety visit to Bredwardine roads with Police and Locality Steward

The date of the 20th April was to be pursued for site visit and the availability of attendees confirmed.

7. Footpaths and Tree Warden – To report on footpaths and trees

The footpath officer, Cllr John Green, advised that he had collected materials from the Lengthsman and had made repairs to the footpath steps at Blakemere (five replaced). Other adaptations were to follow to the steps handrail etc. to further improve the steps. A stile at Cloverdale required repairs. To check with lengthsman regarding post availability

8. Correspondence – Refer to information sheet

The contents of the sheet were noted and included:

Herefordshire Council Various, as circulated including:

Talk Community bulletins

Election correspondence including statement of those nominated

Bulletins had again also been received from the Police and the Balfour Beatty Locality Steward plus from Balfour Beatty: Members Monthly Update and Street works updates

The Preston on Wye kiosk glazing

Cllr Gurney agreed that he would re-glaze the top panels using the “telephone” etched panels.

Thank you to Cllr Gurney for the glazing and also to Phil Williams, who had installed the shelving and others whose efforts, had enabled the kiosk library and food bank.

9. Planning – to consider any applications with a view to comments and then determination by Herefordshire Council

Please see details at Agenda Item 1

10. Finance and Policies

(10.1) To note bank balance: The bank balance was noted as £13536.43

(10.2) To resolve to accept payments, as per listing

Payments were resolved to be paid as follows:

Mrs A Wright paid in accordance with contract for April 2023

HMRC (tax) - £113.00

(10.3) Coronation Event(s) – update as applicable

The parish council had previously resolved to support each parish in the group up to a village limit of £200.00 per village. This would mean a maximum of £1000.00, in total, if all five villages held events. It was reiterated that payment would be upon production of an appropriate invoice for event expenditure.

(10.4) To appoint internal auditor for end of year accounts 2022 – 2023. It was agreed to appoint Mrs Sheila Walker to carry out the internal audit.

11. Matters raised by members for next Agenda

Usual items would be included.

Village Greens – usage and land registry?

12. To confirm date of the next Meetings as Friday 12th May 2023 from 7.45 pm

The date of the next meetings, Annual Parish and Annual Statutory, were confirmed as **Friday 12th May 2023** and these would be held, concurrently, at the Preston on Wye Village Hall from 7.45 pm.

Future meeting dates for 2023 – June 7th, July 5th, no meeting in August, September 6th, October 4th, November 8th and December 6th.

The Meeting closed at 9.34 pm

SIGNED

DATED