

BARTESTREE WITH LUGWARDINE GROUP PARISH COUNCIL

**MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 18 FEBRUARY 2014
AT 7:30 PM IN BARTESTREE VILLAGE HALL**

Present:

Councillors: Cllr W Soilleux (Chair); G Davies (Vice-Chair); J Colley; M Wilson; Mrs L Hoppé; Mrs J Karayiannis; M Postians; P Wargent and R Williams

In Attendance:

Mrs E Wilson (Parish Clerk)

Members of the Public: 30

1. To Accept Apologies for Absence (3013)

Cllr D Greenow and Cllr N Shore

2. To Receive Declarations of Interests and Applications for Dispensations (3014)

Agenda Item 4 – Cllr M Wilson declared non-disclosable pecuniary interest, as his stepson owns the land

Resolved: Interest Noted

3. To Receive a Presentation by Ray Walker (Land Manager) and Rob Perrins (Technical Manager) of DW Homes on the proposed development of 50 new dwellings of which 18 will be affordable on land on Ledbury Road, west of Williams Mead, Bartestree (3015)

Presentation:

A planning application has been submitted and registered and DWH are hoping it will go before the Planning Committee on 12 March 2014. The Highways Department are happy with reports submitted and the Drainage Officer is happy in principal, subject to further information on adoption and infiltration. The fabric of the houses is from sustainable materials and conforms to current building regulations.

The site layout has been altered slightly by rotating and changing the type of housing to Ledbury Road frontage; parking court moved to slightly increase potential landscaping to boundary; Plots 36-39 moved away from Williams Mead; Plots 34 and 35 garages moved away from boundary; Plot 30 house type changed; House types changed on Plots 27 and 28; Plots 19-22 changed to terraced unit.

Questions were asked by Councilors regarding the following: - number of 3-storey houses; Public Right of Way; the site of the house on Plot 50; affordable housing; foul water and surface water. There will be approximately 13 3-storey houses. The right of way will remain where it is, when it will be laid off and secured. Apparently Herefordshire Council had requested the re-siting of the house on Plot 50. Matters relating to affordable homes have now been dispensed with. With regard to water matters, Welsh Water has approved the proposed development and should let the developers have a quotation by 17 March 2014.

The public raised queries regarding the following: - the adequacy of parking facilities; access to parts of the site given the possible lack of parking facility; S106 reserve (this is agreed at £448,000); affordable housing. There seemed to be a misunderstanding by some regarding the description of affordable housing believing this to be smaller, affordable housing for private purchasers – which is not the case here; when the next ‘phase’ of development was planned – the developers said that at this stage there was no interest in another phase of development; problems with potential volume of traffic – the developers advised that the Highways Officer was satisfied with the plans; no provision of dwellings for

elderly people who actually live in the community; concerns were raised regarding storm water particularly given recent severe weather conditions – the developers advised that they were within regulations. The general public were very aggrieved that the developers had seemed to take no notice of the points and concerns raised by them at the first presentation and that any amendments were very minor and had little/no impact on their wishes.

4. To consider the following amended and additional Planning Application (3016):

132536 Land on Ledbury Road west of Williams Mead, Bartestree
Development of 50 new dwellings of which 18 will be affordable

Comments:

The amended plans have not caused the Parish Council to change their minds regarding this application. It is opposed for the following reasons:-

- Does not benefit the community or address the needs of the local people
- The development is not what the community needs
- The large car park is now closer to Williams Mean properties, which has the potential to create more noise, disturbance and litter
- No affordable starter homes
- No balance of housing
- Given recent weather conditions in the village, it is considered that the size of the Estate will have a great impact on surface water and flooding in the lower parts of the village
- Insufficient parking/potential problems with access/potential for 100 plus vehicles joining the A438
- Privacy – Williams Mead
- The affordable housing remains in a cluster with insufficient parking places which will lead to on road parking
- The houses are not energy efficient

Resolved: The PC did not support the amended plans with 7 of the 9 Councilors present voting against, 1 abstention and in accordance with Item 2 above Cllr M Wilson did not vote.

Meeting concluded at 9:00pm

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Signature of Chair

Date 11 March 2014