

## **BARTESTREE WITH LUGWARDINE GROUP PARISH COUNCIL**

### **MINUTES OF THE PARISH COUNCIL MEETING HELD ON TUESDAY 18 NOVEMBER 2014 AT 7.00 PM IN BARTESTREE VILLAGE HALL**

#### **Present:**

Councillors: Mrs W Soilleux (Chair); Mrs J Karayiannis; Paul Wargent G Davies (Vice-Chair); R Williams; N Shore and M Wilson.

#### **In Attendance:**

Mrs E Wilson (Parish Clerk/RFO)

#### **Members of the public: 11**

#### **1. To Accept Apologies for Absence**

Cllrs Mrs L Hoppé; Mrs F Matthews

#### **2. To Receive Declarations of Interest and Applications for Dispensations**

Items 3 & 4 – Cllr M Wilson declared a non-disclosable pecuniary interest, as his stepson owns development land in the area

Items 3 & 4 - Cllr N Shore declared a non-discloseable pecuniary interest as Secretary of the Playing Fields Association and Secretary of the Cricket Club

Items 3 & 4 - Cllr R Williams declared a non-discloseable pecuniary interest as a Member of the PFA and Cricket Club

**Resolved:** Interests Noted

#### **3. To Receive a Presentation from Paul Ingram of Inca 2013 Ltd relating to Land to the South of the A438, Parcel No 0008 and part Parcel No 2308**

Bernard Eacock accompanied Paul Ingram at the presentation. It was pointed out that this application should be viewed entirely separately from the application currently under Appeal. If the Appeal is successful, it is unlikely that this proposed application will proceed. Inca will be applying for outline planning at this stage.

Draft plans were circulated but it was expressed that these are to be considered as draft only and that the number of Units shown (40 in total) may be reduced at a later date. The Units are shown in the eastern field only as it is intended that the western field be gifted to the community.

The layout of the front boundary on the A438 had been previously shown in the existing application. The footpath has been retained.

The mix of dwellings will probably be changed to a 50:50 mix of social and intermediate houses.

A reduction in S106 funds is not expected due to the gift of land. Although by gifting the land there should not be a requirement to provide open community space.

It was pointed out by a resident that it should be borne in mind that although the site may have been reduced in size, if the development goes ahead it will still urbanise the area. Questions also arose regarding the disposal of surface water, as there are a number of residents in the area who rely on well water and are concerned regarding potential contamination. Mr Ingram and Mr Eacock tried to reassure the residents on this point and advised that Inca will seek advice from consultants on this.

Questions arose regarding the hedgerow and front boundary. Mr Ingram explained that if the original hedgerow were to be retained, the Highways Authority would not adopt it. Inca are therefore considering including a 1.5 metre grass strip from the road and then a 2 metre pavement and a further 1.5 metre grass strip and the replanted hedge.

The hammerhead between Units 26/27 and 34/35 will probably be reduced.

It may be that Plots 1,8,13,17 and 18 will be bungalows. However, Inca intend to come back to the Parish Council to discuss the detail of the Units as the matter progresses.

There will be an overage/development clause with regard to the gifted land, where if any development occurs at a future date (number of years to be decided) then the Parish

Council will have to pay a percentage back to Inca from any profit. The gifted land would form part of the S106, so would come into force early on in the development. The application will include the provision of a footpath to the shop and will connect to the existing footpath. Mr Ingram and Mr Eacock addressed various queries raised by the public and the presentation was completed.

*Before voting the Councillors stated that they had attended this meeting with an open mind on this matter*

**4. To consider the following Planning Application Appeal:**

140926 Land to the South of the A438, Parcel No 0008 and part Parcel 2308, Bartestree

**Comments:** The public were asked to raise any points that concerned them. The Chair pointed out that a comprehensive letter of objection had been sent to Herefordshire Council when the application first arose and that those objections will be sent to the Planning Inspectorate in Bristol for consideration. Therefore, the Parish Council were asking for any objections arising that had not already been addressed.

Issues regarding transport, access, landscape, character and listed buildings were addressed. Details regarding the progress of the Neighbourhood Development Plan should be updated in that this is at the stage of public consultation, but matters are being held up due to delay on the part of Herefordshire Council. Also, that there are now 4 applications pending.

It was agreed that a copy of the final version of the letter sent to the Planning Inspectorate in Bristol be circulated to the Parish Action Group.

**Resolved:** 6 of the 7 Councillors in attendance agreed to oppose the Appeal. Cllr M Wilson did not vote.

**5. To Appoint a Councillor [other than the Chairman or a cheque signatory] to verify bank reconciliations for all Accounts**

**Comments:** Cllr Wilson pointed out that reconciliation should be for all Accounts and Statements

**Resolved:** Cllr Mrs J Karayiannis agreed to deal with this matter

**Meeting concluded at 8:15pm**

.....  
Signature of Chair

Date: January 2015