

**BARTESTREE WITH LUGWARDINE GROUP PARISH COUNCIL**  
**MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD ON**  
**TUESDAY 13<sup>th</sup> OF AUGUST 2013 AT 7.30 PM IN BARTESTREE VILLAGE HALL**

**Present:**

Councillors: Mrs W Soilleux (Chair); G Davies (Vice-Chair); Mrs L Hoppé; M Postians; N Shore; P Wargent; R Williams and M Wilson.

**Also In Attendance:**

M Hopkins (Parish Clerk)

Members of the public: 57

**1. To Accept Apologies for Absence (2934)**

Cllrs J Colley D Greenow and Mrs J Karayiannis

**2. To Receive Declarations of Interests and Applications for Dispensations (2935)**

**Resolved:** None. However each Councillor verbally agreed that they attend this meeting with an open mind on the planning matter being considered under item 3.

**3. To Consider the following Planning Application: (2936)**

131964/0 Quarry Field, Cotts Lane, Lugwardine - Residential development of 20 open market homes and 10 affordable homes

Prior to the Parish Council considering the planning application the members of the public in attendance were invited to make constructive comments. A healthy discussion between the member of the Parish Council and the local residents ensued.

**Resolved:** The Parish Council agreed not to support this planning application and wished to submit the following comments:

A considerable number of the residents in Bartestree and Lugwardine are of the opinion that the villages would lose their current rural feel if further large developments were to take place beyond the considerable amount that has taken place in the previous two plan periods. The group parish currently holds the position of the third largest village in Herefordshire.

They are also incensed that Herefordshire Council has failed to protect them from the present/imminent development by not being able to demonstrate the five year housing supply required by the National Planning Policy Framework and thus rendering the saved Unitary Development Plan policies H1 and H4 ineffective.

Historically, whilst Lugwardine was listed as a main village under Unitary Development Planning policy H4, this plot of land has not had a Strategic Housing Land Availability Assessment (SHLAA) of none or low/minor constraints and therefore does not meet the criteria adopted by Herefordshire Council in July 2012 to allow exemption to policy H7. Whilst a new access has been identified, there is no evidence that the constraints have been revised nor would site integration of the entire site appear to have been shown to have been overcome.

In current policy terms, this outline planning application, whilst meeting the basic access criteria, fails to take into account the volume of traffic using the A438 travelling at speeds regularly in excess of the speed limit and where there are bends at the limits of

the splay criteria in both directions. Furthermore, the proposed access is located on a hill of the A438.

The excessive speeds are confirmed by the West Mercia Safer Roads Partnership from the data collected from the Speed Indicator Devices located throughout the village. This has resulted in the A438 through Lugwardine and Bartestree being designated an area of concern and has triggered the implementation of speed camera in the area. The proposed access joins the A438 where the A438 is on a steep hill. Stopping distances are thus far greater than those recommended assuming a level road. Westbound traffic coming down the hill has a tendency to speed and HGV's, in particular, have greater difficulty in stopping in an emergency.

The character of this area of Lugwardine is that of the old traditional Herefordshire village, including a black and white listed house, on the edge of the New Court estate. Whilst some more modern bungalows have been added along Cotts Lane, it is still very difficult to see how a modern development of 30 houses can be integrated into the overall area with satisfaction.

As the name suggests part of this land was a former quarry, probably a stone quarry, which has subsequently been filled in with waste materials including material from a local major nickel alloy company. Some of the waste material dumped, before present day strict restrictions were in place, is alleged to be heavy metals which are hazardous especially if disturbed. As well as this potential problem the stability of the ground for building on is also questionable. Neighbouring properties have experienced problems when laying foundations for building work.

Although Welsh Water will obviously have the final say there are concerns that the current infrastructure would not support the development in terms of water supply, sewerage and surface water disposal. Recent correspondence with Welsh Water in relation to another proposed housing development in the Parish would indicate that those responsible for giving the go-ahead for these schemes are not fully cognizant of the many difficulties faced by residents in terms of low water pressure and sewage lockages and overflows. Properties close to the sewage ejector already report regular problems occurring through lack of capacity.

The Parish Council suggest that the cumulative impact of this application should be considered in light of the fact that three other applications for major developments of 50, 30 and 25 dwellings in the group parish have sought pre-application advice and are expected to be received imminently.

Whilst there are other areas of concern with the site they fall within the realms of the reserved matters application.

Therefore at this stage this Council considers that the application should not be supported

#### **4. To Approve the Modified Terms of Reference of the NDP Steering Group (2937)**

The Chair confirmed the good news that the Parish Council had received a grant of £6,830 towards the preparation of a Neighbourhood Development Plan. The NDP Steering Group wished to amend their Terms of Reference as follows: 'Notification of all planned expenditure will be given to the Parish Council before actual costs are incurred. However, the Steering group has the discretionary power to spend up to ~~£50~~ £500 limit without the Parish council's prior approval.

**Resolved:** It was agreed to increase the limit of spend from £50 to £500

**5. To Approve the Outstanding Payments: (2938)**

Lengthsman - July/August 3 x **£176.00** (101784)

DC Gardening - July **£690.00** 101785)

Daniel Squire - July **£162.00** (vat £27.00) (101786)

ACT Computers - IT equipment from Grant received from Hfds Council **£1,478.40** (vat £246.40) (101787)

Tudors Building Supplies - catch for play area gate **£4.00** (vat £0.67) (101788)

Hfds Fire Protection Svs Ltd - service of Village Hall fire alarms & emergency lights **£90.00** (vat £15.00) (101789)

Bartestree Village Hall - hire of meeting room for NDP meeting (8/8/13) **£9.75** (101790)

**Resolved:** The above payments were agreed

**6. To Acknowledge the Resignation of the Clerk and Agree the Recruitment Process (2939)**

**Resolved:** The resignation was accepted and it was agreed to advertise the position for a Parish Clerk on the HALC website and in the Parish Magazine. The interviewing committee would be Cllrs W Soilleux, G Davies and M Postians.

**Meeting concluded at 8.45pm**

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Signature of Chair

10<sup>th</sup> September 2013  
Date