

**BARTESTREE WITH LUGWARDINE GROUP PARISH COUNCIL**

**MINUTES OF THE EXTRA-ORDINARY MEETING OF THE PARISH COUNCIL HELD AT  
BARTESTREE VILLAGE HALL  
ON MONDAY 7<sup>th</sup> OCTOBER 2019 AT 7.45 PM**

**Present:** Councillors: Mrs. W. Soilleux (Chair); Mr. M. Wilson; Mr. G Davies; Mrs. L. Hoppe; Mr. R. Williams;  
Mr D. Evans; Mr S. Garner; Mrs. J. Karayiannis and Mr. N. Shore .

**In attendance:** Mrs. E. Thomas – Parish Clerk  
Ward Councillor Mr Paul Andrews  
Mr. Ed. Thomas on behalf of the developer for item 4.1

**Public:** 22

1. **To receive apologies for absence**  
Apologies were RECEIVED and ACCEPTED from Cllrs. Mrs. F. Matthews and Mr. A. Long
2. **To receive declarations of interest and applications for dispensations**  
None
3. **Open Time**
  - 3.1 **To note matters raised by local residents relevant to the Group Parish**  
The following issues were raised:
    - The increased number of vehicles and large tractors using the highways in the parishes is causing concern.
    - The number of large goods vehicles using Lumber Lane that are over the weight limit is causing concern.
    - Is it possible for the landowner to cut the hedge on the north of the A438 by Williams Mead – so that parishioners can enjoy the view?
    - Is it possible to put the dates of Extra-ordinary Parish Council meetings in the Parish Magazine.  
*It was NOTED that the clerk would give feedback on these comments at the meeting on the 12<sup>th</sup> November 2019.*
4. **Planning**
  - 4.1 **190279 - Land off Cotts Lane, Lugwardine, Hereford**  
Proposed erection of 8 bungalows, including 5 chalet type and construction of new access road. Re-Consultation.  
Cllr Wendy Soilleux gave the following summary of the key documents used in planning decisions:

**Planning Policies**

*The National Planning Policy Framework (NPPF) sets out the rules for determining planning applications nationally and currently covers the Plan Period 2011 – 2031.*

*The Herefordshire Local Plan (HLP) or Core Strategy (CS) fine-tunes the NPPF guidance to suit Herefordshire.*

*A Neighbourhood Development Plan (NDP) fine-tunes further to suit an individual parish.*

*During the 20 year Plan Period, the NPPF is reviewed by the Government every 5 years and modified according to how well the provision of new housing nationally is being met. This was done in 2016.*

*Any modifications made to the NPPF have to be reflected in changes made to the HLP and the NDP so that all are in compliance.*

*The planning policies in any of these plans only command their full weight if the Local Authority has a 5-year housing land supply. Herefordshire currently has only a 3-year housing land supply.*

*When the HLP is reviewed, the minimum housing target numbers could be increased. Ours is currently 152 new houses and 155 have been approved and all but 2 have been built or are being built so we are only just above our minimum target number.*

*If the Western bypass with its associated housing developments does not go ahead, the minimum target number of houses in the market towns and parishes could increase considerably.*

*In connection with the last point, how many potential sites that are inside our parish settlement boundaries can you think of?*

Mr. Ed. Thomas gave summary of the planning application on behalf of the developer. It was NOTED that the scheme includes the possibility of an area of land (approx. 1.6 acres) being gifted to the Parish Council.

Members of the public were then REQUESTED to raise any issues or comments they had on this application. These were as follows:

- Cotts Lane is unsuitable for extra traffic.
- Visibility onto Cotts Lane is not suitable for more traffic.
- With the increased developments in Withington already more traffic is using Cotts Lane.
- The lane was developed as a cart track and is not suitable for heavy traffic.
- Will the houses along the lane be surveyed to ensure there is no ongoing damage caused by traffic due to this development?
- The site lies outside of the NDP settlement boundary.
- Within the NDP census 87% of respondents did not want any housing growth on Green Field sites.
- The application talks about the site being suitable for the elderly. The site is not suitable for the elderly.
- If the Parish Council are gifted the area of land offered, who will maintain it?
- The timing of ecological reports was such to show minimal impact to wildlife and were not a true reflection of the wildlife on the site. The field was ploughed in April and the survey done in June.
- There is no mention of the use of renewable energy, rainwater harvesting or decreased carbon footprint in the application.

It was RESOLVED to continue to object to this application for the same reasons as previously submitted. It was RESOLVED to include the following statements within the objection:

- The timing of ecological reports was such to show minimal impact to wildlife and were not a true reflection of the significance of wildlife on the site. The field was ploughed in April and the survey done in June.
- There is no mention of the use of renewable energy, rainwater harvesting or decreased carbon footprint in the application.
- The increase in traffic using the Lane as a result needs reinforcing.
- To avoid a conflict of interest, the Parish Council do not wish to consider the offer of a gift of land until a decision has been made on the application.

*20 members of the public and the Ward Cllr left the meeting.*

**4.2 193177 - 18 Hagley Park, Bartestree, Hereford, Herefordshire HR1 4DB**

Two storey side and rear extension

It was RESOLVED to support this application as it complies with policy BL2 of the NDP, with the comment that possible renewable energy sources and rainwater harvesting methods are considered.

*1 member of the public left the meeting*

**4.3 193078 - Hilltop, Bartestree, Hereford, Herefordshire HR1 4BY**

Proposed garage with office

It was RESOLVED to support this application as it complies with BL10 and 11 of the NDP, with the comment that possible renewable energy sources and rainwater harvesting methods are considered.

**5. Notification of Works to Trees in a Conservation Area**

**5.1 193292 - Meadow View, Lugwardine, Hereford, Herefordshire HR1 4AE**

2 Sycamore trees (SY1 and SY2) which are clustered together, to cut down both trees and replace with lower hedge.

It was RESOLVED to support this application with the following queries:

- Who owns the tree?
- Is there an arboriculturist's report?
- Can the trees simply be pruned?

- 6. To consider the replacement bus shelter at the western end of the Crest site in Bartestree**  
It was AGREED that the clerk should request that the bus shelter is three-bay; glass; with continuous seating along the inside rear and be installed at an angle towards the village shop.

**7. To consider the following invoices for payment:**

**7.1 Autela Payroll Services £63.23**

**7.2 Daniel Squire Ltd – September maintenance £1104**

**7.3 Clerks October Salary**

**7.4 HALC – Website Hosting – May 2019 – April 2020 £60**

It was RESOLVED to pay all of the above invoices and the cheques were signed.

**7.5 To note the receipt of the second precept payment.**

NOTED

8. To Note the Date and Time of the next Scheduled Parish Council Meeting – Tuesday 12<sup>th</sup> November 2019 at 7.30pm.  
NOTED

*The meeting closed at 9.30pm*

Signed: \_\_\_\_\_ Dated: 12-11-19.