



# Bartestree with Lugwardine Parish Council

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## Planning Committee

Minutes of the Parish Council Planning Committee meeting held on Tuesday 28<sup>th</sup> January 2025 at 6.30pm at Bartestree Village Hall.

### Minutes

**Present:**

Councillors Wendy Soilleux, Paul Wargent, Jennifer Karayiannis and David Welton.

**In Attendance:**

6 members of the public were present.

**Apologies:**

None

**To receive declaration of interests and written requests for dispensations.**

None.

**Open session:**

The members of the public stated that they lived in close proximity to the subject of this evening's planning applications: P242895/FH and P42896/L, namely the Coach House in Bartestree and were very concerned about the proposal to convert the Coach House to Annexe accommodation ancillary to Wilcroft House.

**One definition of an Annexe:**

An annexe is a standalone living space, usually within a larger property, equipped with essential amenities for independent living, such as a kitchen, bathroom and at least one bedroom. It must also share the same address as the house it's a part of.

All of the members of the public were concerned about the history of the applicant's six previous applications for the Coach House, one of which had been withdrawn and five of which had been refused, including one at appeal. One application refused had been for retrospective work already carried out.

**Planning Committee Comments: Applications: P242895/FH & P242896/L  
Wilcroft House, Bartestree HR1 4BB.**

Proposal to convert former Coach House into annexe accommodation ancillary to Wilcroft House.

The Coach House is in a location that makes it more suitable for use for storage or garaging for the following reasons:

1. It has no water supply.
2. It is not connected to any form of drainage.
3. The proposed design consisting of large metal framed windows would be out of keeping with its location and listed status.

4. It would impinge on the privacy and outlook of a neighbouring Grade II listed property, West Wilcroft.
5. Past, unauthorised work to the Coach House has not been rectified. This includes the impermeable covering of the free-draining cobblestones at the front of the building that has prevented the rainwater from soaking in and causes it to flow along the back lane down into the main lane causing serious erosion.
6. Developing the Coach House into an annexe would be very little different from developing it into a separate dwelling.
7. Ensuring that it would always be used as an annexe would be very difficult to enforce.

The Planning Committee could only support the development of the Coach House into an Annexe if the following conditions were imposed and strictly enforced:

1. A satisfactory water supply could be connected.
2. A satisfactory drainage system could be installed.  
The existing nearby sewage system is up to or over capacity and may be a limited or private system. There is a well at West Wilcroft and a pond in the grounds of Wilcroft House which would need consideration.
3. All vehicular access to the Coach House would be via the grounds of Wilcroft House to its Northern gate but would not be allowed into the back lane adjacent to the Coach House.
4. Parking of vehicles would be in the grounds of Wilcroft House.
5. There would be no direct deliveries to or collections from the Coach House.
6. All vehicles involved in transporting materials for proposed building work must go via Wilcroft House gardens and stop at the Northern gate.
7. The back lane would remain accessible at all times to those people who have unrestricted right of vehicular access along it as stated in their title deed. The implied restriction shown on the 'Existing Site Plan' would not be acceptable.

The Planning Committee does not support these applications because they do not comply with Reviewed (March 2023) Bartestree with Lugwardine Neighbourhood Development Plan (Bartestree with Lugwardine NDP): Policy BL7 – Conserving the Historic Character because the proposed large, metal framed windows would not reflect the design of Wilcroft House nor the four neighbouring Cottages.

The applications do not comply with Bartestree with Lugwardine NDP Policy BL14 – Redundant Rural Buildings because the impact of the changes on the neighbouring residential amenities would be unsatisfactory, and the large windows could increase light pollution.

In view of the 'failed planning history' of this property, we request that these planning applications are given the consideration of putting them before the Herefordshire Council Planning Committee.

**The Members of the Public left the meeting at 7:15pm.**

**Planning Committee Comments: Application: P243181/L:**

**Rhystone Cottage, Rhystone Lane, Lugwardine HR1 4AP:**

Proposed repairs of the timber frame structure of Rhystone Cottage.

The purpose is to undo poor quality repairs and to carry out new repairs using established, sympathetic methods by a professional company. The methods have been thoroughly researched and painstakingly planned in great detail.

The repairs would comply with B with L NDP Policy BL9 conserving a designated heritage asset.

**6. Any other Planning Matters:**

**P243104/K – Works to Trees in a Conservation Area**

Lugwardine, Hagley, Rowan House Lugwardine Hereford Herefordshire HR1 4AE.

T1. Ash (*Fraxinus excelsior*) showing signs of Ash Dieback and shedding small to medium dead twigs and branches with some frequency. Partially overhanging the entrance splay of a busy high school. Remove tree before it becomes a serious risk. Space within garden there is scope to replace with a Field Maple (*Acer campestre*) near to the current position without creating risk to the public. Determination Made

**Works can proceed.**

## **7. Future Planning Items**

### **P250144 – Certificate of Lawfulness (CLOPD)**

Brookside, Whitestone, Withington, HR1 3RZ.

Lawful development certification for proposed single storey side extension to form two new bedrooms., Valid

**This property is not in our parish and Herefordshire Council is not receiving comments on this application.**

Signed:

Cllr Wendy Soilleux  
Chair of the Planning Committee

Dated:

11<sup>th</sup> February 2025