

Minutes of the Ordinary meeting of
GOODRICH & WELSH BICKNOR GROUP PARISH COUNCIL
THURSDAY 1ST JUNE 2017 at 19.30 hrs
at Goodrich Village Hall

Attendees: Cllrs. Nigel Roper (Chairman), Lance Harbord, Robin Hulse, Mark Jessup, Martin Rowberry, Mrs Lorna Vaughan, Mrs Sian Watson

Present: 16 members of the public, Miss A Jones (Clerk), Cllr Paul Newman (County Cllr.)

1. APOLOGIES – none

2. MEMBERS' INTERESTS RELATING TO ITEMS ON THIS AGENDA - Cllr. Roper declared an interest in Item 4(a) Land adjacent to St Giles Church, Goodrich and stated that he would leave the meeting during discussion of this item.

MEMBERS OF THE PUBLIC AND THE COUNTY COUNCILLOR WERE INVITED TO ADDRESS THE COUNCIL

A resident asked whether the parish council had been approached regarding the possibility of them taking over responsibility of the maintenance of part of the land adjacent to the church, as a village green. The parish council had not been approached. He also asked whether the council had received any reply from HALC regarding their request for advice on Herefordshire council's planning department, he was advised that no reply had yet been received but it had been chased by the Clerk. Another resident advised that numerous cars were being parked on the road as you exit the A40, causing an obstruction, and that part of the grass area that is subject to the planning application for the land adjacent to the church may be being queried with regard to ownership.

Cllr. Newman advised:

- Update regarding Black Bridge closure – Sid Phelps had advised that Gloucestershire council had not yet completed the Options Report. Additionally there was some consideration regarding whether the historical agreement of a 50/50 split of costs applies to replacement, or only maintenance.
- Welsh Bicknor land-slip works – still no firm date.

3. APPROVAL OF MINUTES FROM THE MEETINGS ON 4TH MAY 2017.

It was resolved that the minutes of the annual meeting of the parish council and ordinary meeting were an accurate record of the meeting on 4th May 2017, and they were signed by the Chairman accordingly. The council was unable to approve and sign off the minutes of the Annual Parish Meeting as the Clerk had mistakenly thought that the Chairman had prepared a formal report. The APM minutes will therefore be approved at the July meeting of the council.

It was agreed that for expediency, the order of the first two planning applications be swapped. Cllr. Roper then left the meeting. Cllr. Hulse took over as Chairman.

4. PLANNING APPLICATIONS

(a) Applications Received

171562 Land adjacent to St Giles Church, Goodrich
Erection of 3 detached cottages and associated garaging, parking for St Giles Church and open space

The meeting was opened to the public for their comments. The following points were raised / made by residents who were present:

- Against - Similar applications have been refused in the past and the area has been kept 'green' for generations.
- Against - The reasons for dismissal of the applications made in the 1980s are still relevant.
- NO objection in principle, but concerned about effect on roads, the parking being 'hidden away' and the lack of potential for flow of traffic within the site.
- Design and Access statement states that the undeveloped area might become a village green maintained by the parish council – of not them, the who?
- Consultant comment – there could either be a sum paid to the PC or a management plan / company would maintain the green areas. The traffic and parking elements have been designed to minimize impact but it could be looked at to aid traffic flow.
- Parking should be closer to the Church and a second access point should be provided to allow a one-way flow of traffic.
- Insufficient room for two-way traffic and any increase will make this more dangerous.

- The traffic survey was done during school holidays in December 2016 when there is no farm traffic.
- The Village Design Statement stated that this was a sensitive area of land. New properties are pushed up against boundary, affecting near neighbours.
- Application states that the new houses do not view directly onto existing other than from upstairs windows – not true, “they can see it from the garden patio”
- The consultant says that it can be reviewed, so this should be done *before* progressing the application.
- Could the field be classed as a non-designated heritage asset?
- Can we obtain assurance that the number of properties will not be increased later.
- Consultant comment – if the parking area was relocated, then this would resolve both the parking location and the removal of the possibility of additional properties.
- If there is a second access point added, this would result in it being used as a ‘rat-run’ as it will be potentially be better than the road.

The meeting was then closed to public comment to enable the councillors to discuss the application.

Councillors considered the following:

- It was noted that it was extremely difficult for the PC to understand the scale of the buildings as they only had A4 / A3 printing capability and the drawings are scales to A1 / A2. The Clerk had requested drawings with an appropriate scale, but had received nothing from the planning department to assist with this issue. The consultant advised that they were small family homes.
- A resident had suggested that plot 3 may be on an historic burial ground for those not allowed to be buried in the main graveyard – this was considered a tricky issue, as this could be applied to all ground outside all churchyards.
- Planning permission had previously been granted some considerable time ago, but it subsequently lapsed, and the area was designated ‘green’ in the 1980s
- Given the need for additional housing, developing within existing properties is better than expanding on the outskirts
- 3 fairly small family homes is in line with the needs of the village, so the issue is location. Style is down to personal opinion and you will never please everyone.
- This development was good for the village as a whole, providing church parking and family homes, supplying a local need but not over-developing a field that, in theory, could accommodate far more houses.
- The PC is targeted to build many more houses, and three on this site is probably the best we could hope for, but need to ensure the remaining land remains ‘green’
- The issue of a potential rat-run needs to be dealt with – if the development goes ahead, the access at the top of the site should be closed off for vehicles, so that it is not a through road / short cut, and left as only a footpath
- Issues relating to road surface wear and the quality / ongoing maintenance of the roads within and leading to the development are not planning considerations that the PC can deal with.

Resolution : That the application be supported by the parish council, as it, as per the Village Design Statement provides small family homes as with the proviso that as a condition of the permission, the site access to the (approximately) North East of the site is permanently blocked off to vehicular access and remains only as a pedestrian footpath.

Proposed : Cllr. Harbord

Seconded : Cllr. Mrs Watson

Voting : All in favour

Cllr. Roper returned to the meeting and took over as Chairman.

163201 The Old Mill, Goodrich HR9 6JD
Proposed refurbishment of existing cottage to form holiday let.

It was noted that there was good access and that the property was currently derelict. **It was resolved** that the parish council had no objection.

171647 Bryants Court Farm, Goodrich HR9 6JA
Installation of solar photovoltaic panels fixed to the roof of the existing poultry building

It was noted that concerns had been raised regarding the possible light reflection affecting the main road, but councillors did not consider this likely, **It was resolved** that the parish council had no objection

(b) Applications Decisions / Determinations

171171 The Saracens Head Hotel, Symonds Yat, HR9 6JL

Proposed first floor extension to existing building (public toilets and staff room) to provide bedroom accommodation for staff of The Saracens Head.

Application withdrawn

171183 Goodrich Church of England Primary School, Goodrich HR9 6HY

Proposed alteration to 3 nos. classroom windows to form new doors for DDA access.

Granted Permission

APP/W1850/W/16/3162093 Losito Stud, A4137 from A40 junction to Burnthouse Green, Whitchurch, HR9 6EG

Appeal against refusal of planning permission 162117 for replacement of redundant barn with four bedroom house.

Appeal Dismissed.

Associated Costs Decision – award of full costs applied for by Herefordshire Council

Application for award of full costs refused.

(c) Other Planning Matters

Council considered whether any further action was necessary regarding the decision of Herefordshire Council to grant planning permission for the recent Old Gas Works proposal. Anger within the parish council and local residents continued to be very much present. It was considered that the planning department needed to be reminded that they serve the local community. It was also considered that delegated powers had gone too far and that there was a lack of transparency with the same planning officer dealing with the pre-application advice, the processing of the application and (with delegated powers) the final decision. The councillors also felt very strongly that the impact on the local environment did satisfy the criteria for the proposed development to go to the planning committee. It was noted that the Clerk had already written to HALK asking for their advice but that she had not yet received a reply. **It was resolved** that the parish council would await HALC's advice, whilst retaining the options of presenting a formal complaint to the head of Herefordshire Council or a vote of no confidence in the planning department at a later date, should that be deemed necessary..

5. NEW ITEMS

(a) Highways and footpaths – There were no new urgent items to be reported.

(b) Goodrich Primary School Gardening Club - Cllr. Hulse advised that he had no update regarding request for a wild flower patch as he had received no further contact from the school.

(c) Missing Telephone Kiosk – Clerk advised that the owner had now received a crime reference number following the theft being reported to the Police, which should facilitate an insurance claim. However, as they were currently in dispute with the insurance company on another matter, the owner would wait until that claim was resolved before putting anything else forward.

(d) Public Access Defibrillator (PAD)

- Possible location for third machine and funding of cabinet for third machine – fundraising – if appropriate

CARRY FORWARD

- Council considered issues with the current PAD cabinet, which appeared to have an intermittent fault affecting the keypad lock. It was possible that it was just within warranty and Cllr. Jessup would deal. He also advised that he and Cllr. Hulse were working on a new battery operated design for PAD cabinets and he had been advised by the ambulance service that there was a demand.

(e) Parish council website provision – The Clerk explained that the current arrangement, with Mr Fletcher continuing to run the website, was unacceptable as the information was not being placed on the site at the appropriate time and the council was therefore not adhering to its legal obligations. Further, she advised that the current site was not user-friendly and information was not easy for the public to locate. She advised that she had produce a 'free' web site for another council, and councillors had the opportunity to view it prior to the meeting. She estimated that 4 hours overtime would enable her to set up the basics, to satisfy legal requirements, and that she could then ask Mr

Fletcher to link from his sit to the new one. **It was resolved** that the Clerk construct a free web site, with 4 hours overtime approved, and that the two sites would run concurrently for the time being.

- (f) **Councillor vacancy** – information item – council noted that the casual vacancy had been advertised.

(g) **Moors Meadow**

- The Chairman advised that he had met with the county council representative to view and walk the site. The Clerk advised that subsequent to that site meeting, Herefordshire Council had advised that they no longer wanted to sell the land to the parish council. She had written o them expressing her dissatisfaction with their altered position and they had simply written back effectively saying the matter was closed. **It was resolved** that the Clerk would write again, explaining that they had obtained a firm written agreement from the county council, representing a clear contract, and that it had in fact been their suggestion for the PC to purchase the land and that the parish council had acted in good faith, based on that agreement.
- Play Area Inspection – Cllr. Hulse advised that he had not been contacted by the inspector, as promised and that he had received no further contact. **It was resolved** that the Clerk would write to Frances White to express the council's dissatisfaction and find out what happened.

- (h) **Old School Site** – council considered concerns raised by a resident regarding the security fencing at the site which had collapsed in places. **It was resolved** that the Clerk would write to the owners, via the estate agent, with a copy to the county council, asking for it to be repaired.

6. **MEETINGS, TRAINING AND SEMINARS**

Tuesday 25th June – Ross-on-Wye Means Business Expo, at The Chase Hotel, HR9 5LH from 10.00am – 15.00 hrs

7. **CORRESPONDENCE**

(a) **HEREFORDSHIRE COUNCIL**

- City of Culture 2021 – summary bid document

8. **REPORTS / CONSULTATIONS**

(a) **HEREFORDSHIRE COUNCIL**

- Public Spaces Protection Order Consultation : Dog Control. The county council has produced a draft PSPO for viewing. Comments are required by 5th July 2017. The contents of the Order were noted and **it was resolved** that no comment was necessary.

9. **FINANCE**

(a)	Statement of Accounts (after paying May expenses and June wages)		
	Deposit Account (contingency fund as at 31 st March 2017)	£	2,645.38
	Treasurers Account	£	12,177.87
	Petty Cash	£	12.19
(b)	Grant Applications under Section 137 of the Local Government Act 1972		
	None		
(c)	Un-cleared cheques as at 30/04/17 (excluding May cheques)		
	Miss A Jones (expenses)	£	40.53
(d)	Adverse variance to budget (2017/18)		
(e)	Cheques for Payment		
	Mr P Lorenzelli (winner of the NDP prize draw)	£	50.00
(f)	Other Payments - Clerk's wages and office allowance (28th June 2017 – s/o)	£	310.36
(g)	Income Received		
	Transparency Fund grant (£1,877.62 applied for)	£	1,866.67

- (h) **Independent Internal Audit** – The Clerk advised that the independent internal audit had been completed and that no issues had been raised. The internal auditor had duly completed and signed off the Annual Return. **It was resolved** that the independent internal auditor's report was received and approved, with no action necessary.

(i) **Transparency Act grant funding** – The Clerk advised that the Transparency Act grant funding had been received, and that the council could now purchase the printer. She explained that she had claimed the maximum amount allowed for a new printer, being £100.00 + VAT but that she wanted to purchase one that would auto duplex, and copy and scan up to A£ (for planning applications etc.)

It was resolved that the Clerk would select and purchase a suitable printer / scanner up to a total cost of £200 + VAT including delivery / collection costs.

It was resolved that the Clerk would produce a further application to the fund, for ongoing staffing costs and web site costs as allowed by the scheme

Council noted that the value of the Precept was not included in the bank balances, in error, on the May agenda / minutes.

10. INFORMATION SHARE – NOT REQUIRING FORMAL DISCUSSION / DECISIONS / SPEND

It was noted that there had been a number of burglaries recently, including two on the Old Ross Road over the bank holiday.

11. ITEMS FOR NEXT / FUTURE MEETINGS

12. NEXT MEETING

Thursday 6th July 2017.

Meeting ended at hrs

Certified as an accurate record of the proceedings of the meetings of Goodrich & Welsh Bicknor Group Parish Council held on 1st June 2017.

Signed :

Date :

Chairman