

A meeting of Dorstone Parish Council was held in the Old School Hall Dorstone on **Wednesday April 14<sup>th</sup> 2010 at 7-30 pm.**

Present: Councillor P Rye, (Chairman), Councillor M Hession , Councillor D James, Councillor E Lane, Councillor P Smith, Councillor C Thomas & Mr C Hendy, Parish Clerk.

Apologies: Councillor S Gaze.

Also present: Ward Councillor P Price

Declaration of interest: none

Councillors were available for the public to discuss any matter not on the agenda.

**Minutes** The minutes of meeting March 10<sup>th</sup> & March 31<sup>st</sup> 2010, which had been circulated, were confirmed & signed.

**Report from Ward Councillor: Roads.** The Golden Valley Area focus for 2010 is resolving drainage issues that are damaging the road infrastructure. The issue over who is responsible for the ditches is back on the table yet again; I am trying to get some legal opinion on this. **Schools** current Headmaster at Fairfield School is leaving at the end of the school year. A new head has been appointed and will take charge fully in September. **Reaching the Hearts of Herefordshire** Head of Resources Herefordshire Council and I had an interesting couple of hours at Dorstone Front Room recently with Dorstone and district residents to debate the Councils finances and how council tax is set. As always an interesting range of opinions were expressed. We were asked that a similar exercise be done with senior planners from the Council. **MEP** recently visited Herefordshire. **Countess of Wessex** visited a number of venues in Herefordshire including Centre 18 where our Counties Cared for Children have a place to meet. The work of foster carers in particular was praised. Anyone that could / would be foster parents or indeed social care workers are asked to contact me. **Broadband** County hosted a broadband conference, pressure is being maintained to improve the service. **Envirosort** In Worcester a building the size of a football pitch, a mile of conveyors move the collected materials around numerous systems to take out every type of material. In the first three months of 2010 recycling has gone from 800 tonnes in 2009 to 2500 tonnes.

**Local Police Report**, 800 litres of heating oil was stolen from a house tank, door of a cabin at a site at was damaged. any people leave expensive equipment in poorly secured sheds and garages, which are easy pickings for the opportunist thief. Anyone with few spare hours a week to can apply to join the special constabulary.,

**Planning:** Land East Of Caemawr. Permission granted to commence within three years, carried out in accordance with the approved plans, It is an offence to allow mud to be transmitted onto the highway, attention of the applicant is drawn to keeping the highway free of mud, no work should commence until engineering

details of the improvements to the public highway approved by Highway Authority & agreement entered into.

Brickleys, application for the erection of a Farmhouse had been received, agreed to hold a planning meeting on April 28<sup>th</sup>, Plans given to Councillor Rye. Pandy Inn The development control manager had agreed to meet Councillors to discuss the application for the Pandy Inn & also input from the Parish Council on future planning applications. Due to the non availability of some councillors in May it was agreed to request the attendance of the manager on April 28<sup>th</sup>. Information on discussion points for the Pandy Inn were requested, as permission was recently granted for a variation on the scheme, approved in 2007, the generally supportive comments made by the Parish Council are reflected in the decision. After discussion councillors considered points based on the sketch drawing, materials & if submitted & approved, building controls, condition regarding working hours, sewage system.

Planning Aid: Clerk had received information regarding Planning Aid, they originally produced a planning pack for Parish Councils, the information is now available on their web site & could be useful with the Planning supplementary guidance of the Parish Plan. Planning Obligations: These are legal agreements, (106 agreements), between developer & Local Planning Authority. The purpose is to ensure that any new development does not put a strain on existing services & facilities such as roads, schools, open spaces or other community facilities and/or services. They must be necessary, relevant to planning and development, related directly to the proposed development, fair & reasonably related in scale & kind to the development, reasonable in all other respects. A Supplementary Planning document on Planning Obligations was adopted in 2008 by Herefordshire Council, with the exception of affordable housing a tariff based system is in place. It is not unreasonable for communities to identify those areas where there are weaknesses in social & physical infrastructure to which contributions could be sought. The planning obligations manager was prepared to assist in including areas that Dorstone could benefit when contributions are sought. The information had been sent to Councillor Thomas who was producing the Planning supplementary guidance for the Parish Plan.

**Bell Corner, Bridge Cottage signage**. No reply received

**Provision of a bus shelter/relocation of bus stop**. Following discussion agreed to ask Shop Association the possibility of erecting shelter on car park.

**Parish Paths** Councillors discussed the recent complaint report & the path through Mill Wood, the designated route must be kept clear, a signposted alternative route could be used, Councillor Hession agreed to inspect the path & report back.

**Lengthsmen scheme**: Herefordshire Council have allocated £3240 to Dorstone for the scheme 2010-2011. Tenders for 2010/2011 had been received, Mr R Mills increase of 50p per hour, £14 mowing & strimming, second man £11.50, weed spraying & tool allowance unchanged, DC Gardening Services £15 per hour. After

discussion Councillor Smith proposed the council accept the tender from Mr R Mills, seconded by Councillor Hession & carried unanimously.

The clerk had received a complaint regarding flooding from the road bridge at the railway crossing, part of the bridge was blocked affecting the flow of water, after discussion clerk given permission to discuss the possibility with the Fire Service of using high pressure water hose to clear blockage.

**Ponty-Weston Stream** Councillors requested updated analysis costs for water samples from above the bridge & below the ditch pipe, adjacent to telephone kiosk.

**Emergency Planning** Councillor Thomas reported on the meeting he had recently attended, areas covered included Pre –emergence, during an emergency & during the recovery phase. It was proposed that parish councils nominate an emergency co-ordinator. The Co-ordinator would be the key focal point for planning & responding to an emergency for the community, emergency services & Herefordshire Council. After discussion Councillor Lane proposed Councillor Thomas as emergency co-ordinator, seconded by Councillor Hession & carried unanimously

**Clarification on correspondence** One of the specific responsibilities of the clerk was the receipt of correspondence & documents, to deal with these or bring to the attention of the council, to issue correspondence as a result of instructions of, or the known policy of the council.

**Parish Plan**, joint meeting Monday 19<sup>th</sup> 7-30pm, Councillor Thomas provided an agenda & the first draft of Parish Planning Guidance. Councillor Lane & the clerk asked for their apologies to be given.

**War Memorials** Following recent damage to war memorials, Herefordshire Council & the Royal British Legion are joining together in seeking the help of Parish Councils in protecting these assets. Parish Councils have powers under the War Memorials Act 1923 to incur reasonable expenditure in the maintenance repair & protection of any war memorial within their district. The two war memorials in Dorstone are a role of honour in the chapel & tablet in the church. Neither is maintained by the Parish Council.

**Parish Meeting** Agreed to hold on May 19<sup>th</sup>, theme meet the neighbour , support from the Red Cross co-ordinator, request for a speaker on support available to senior citizens. Councillor Rye requested her apologies were given.

**Herefordshire Council: High Quality Art Work**, a scheme where community groups could purchase high quality artwork for their community at a substantially subsidised rate, **Car Club Meeting**, information on a meeting 27<sup>th</sup> April on car club. **Museum on the Move** information on the theme of the museum in 2010, Folklore & Fairy Tales. The clerk had enquired if available on May 29<sup>th</sup>, Village Plant Day, it was available at a subsidised cost of £15. After discussion Councillor Rye proposed the Museum was

booked for May 29<sup>th</sup>, a cheque for £15 was drawn, seconded by Councillor Hession & carried unanimously.

**Correspondence** Affordable Housing, a guide for parish councils, updated version available on Herefordshire council website or hard copy.

Local Economic Assessment, statistical evidence is being gathered on the state of the local economy, also surveying the opinions of residents, local businesses, employers & economic development partners. Information sought on a number of issues, response by June 14<sup>th</sup>.

Date of next meeting May 12<sup>th</sup>, Annual Meeting. Councillor Rye requested her apologies to be recorded.

No further business the chairman thanked those who had attended & closed the meeting.

Signed..... Councillor S Gaze

May 12<sup>th</sup> 2010

A meeting of Dorstone Parish Council was held in the Old School Hall Dorstone on **Wednesday April 28th 2010 at 7-30 pm.**

Present: Councillor P Rye, (Chairman), Councillor S Gaze, Councillor M Hession , Councillor P Smith, Councillor C Thomas & Mr C Hendy, Parish Clerk.

Apologies: Councillor E Lane,

Also present: Mr M Willmont Herefordshire Council Development Control Manager & 6 parishioners

Declaration of interest: none

Councillors were available for the public to discuss any matter not on the agenda.

**Minutes** Councillors agreed to adjourn the minutes of meeting April 14th 2010 until the next scheduled meeting.

**Pandy Inn** To discuss the application, decision notice and follow up procedure for the recent planning application at the Pandy Inn. The clerk had forwarded the section of minutes from the council meeting March 31<sup>st</sup> on the Pandy Inn together with some questions, copies distributed to councillors & parishioners. The Chairman introduced Mr Wilmont , he explained his position in Herefordshire Council, he then gave answers to the questions raised before & during the meeting. Did the sketch drawing provide sufficient accurate information for the application? The sketch was to scale & reasonably accurate. How does the sketch drawing compare with the structure erected? Case officer indicated it does, by eye not too inaccurate, the dimensions would be checked. The application indicates timber clad with roof tiles the sketch indicates weather boarding. Application approved, need to ascertain what's there. Biggest issue not timber clad but a log cabin which was a visual impact . Could not deny the drawing was a timber clad building. Were there any pre application discussions? Yes. Any input by planning officer into design? Mr Wilmot did not know. Any consideration of blending in with neighbouring properties? Yes, impact on area by Conservation officer. How does it fit in with conservation area? Conservation misconception, development picks up character, the building not harm to area. Were the materials submitted & approved as required by the planning application? Letters Produced: letter 4/2/10 from agent, condition 3 , drawing of section of timber structure (350 deep by 160 wide) which is to be spruce, left natural but washed down from time to time, roof spruce shingles, after about four years will be treated with oil, like cedar oil, will darken in colour, plinth Sandstone, condition 4 Archaeologist appointed, condition 5, recessed ground lights except for one ,low level 1 metre PIR light for staff returning to room at night., Condition 10, position & illustration of cycle shelter. Letter dated 16<sup>th</sup> April from Herefordshire Council to agent, confirm spruce timber cladding & darker treated shingles, natural stone plinth acceptable, recessed lights acceptable, Cycle Shelter siting & slate blue coloured sheeted roof, hardwood sides acceptable, works inspected by archaeologist, attention drawn to conditions

6,7,8 & 9, condition 8 (Foul Drainage) needs to be complied with prior to building brought into use. Letter from Herefordshire Council 27<sup>th</sup> April to Pandy Inn, Condition 7, spoke to Agent regarding breaches, further approach received concerning activity on Saturday, No on site activity to be carried out as per times in condition, further reports of noise and disturbance received no option but to consider breach of condition notice, fine of upto £1000 upon prosecution in Magistrates Court. Surprised approved April 16<sup>th</sup> after commencement of construction? Condition submitted & approved that applies to every permission, courts have indicated reasonable time, if do not comply does not invalidate application. Interpretation by Herefordshire Council of the condition machinery & process, will check & report back, clerk read out Planning Inspectorate wording which is more specific. What controls are carried out during construction?, Building Control officers visit site, any concerns report back to planning officer, record of visits not publicly available, will check if available to Parish Council. Violation of condition relating to working hours, support available outside council's core hours, check, report back on contacting council, not able to stop them, environmental officer may be able to assist. Information on sewage system enforcement action, will check & report back on any recent enforcement action. Will all the conditions have to be met before the development is brought into use?, yes. Councillor Rye closed the meeting to allow parishioners to raise points, when the meeting was reconvened Mr Willmont indicated he would provide answers to queries raised.

Mr Willmont discussed with the Parish Council the process in dealing with planning applications and any improvements that could be made to the benefit of the Parish Council, Herefordshire Council Planning Officers & the applicant. He outlined the system, recommended policies & statements are referred to, also material consideration, if concerns noted support the application subject to.., if unhappy with a decision ask for explanation, should be received within 10 days maximum, the delegated decision process recently introduced 97% of decisions made this way. When the Parish Plan has been adopted this was also a reference point to use.

Mr Willmont was thanked for attending & information given.

Planning application for a new two storey agricultural dwelling at Brickleys had been received, the Clerk had passed the application to Councillor Rye to check & bring to the attention of neighbours. The materials specified were rough cast render to ground floor storey height, timber shiplap to first floor storey height to match existing dwelling, windows double glazed hardwood frames, doors hardwood timber doors & frames, roof standing seam metal roof (stainless steel), pressed metal ridge verges & gable fascias. The design & access statement covered the existing environment, acreage around 190 acres, mixed farm together with an agriculture engineering and contract business, family husband wife & son living in temporary home which planning consent expired in July 2009, Agricultural appraisal dated 10/05. The proposed farmhouse is located within the existing residential cartilage between the single storey temporary home & agricultural building. To satisfy health & safety

requirements important to segregate agricultural vehicle movements resulting from agricultural engineering business from private cars visiting farm house, proposed new farmhouse not affected by flooding, foul water to be connected to new soakaway, new sewage treatment plant replacing existing soakaway, appearance minimal visual impact due to its siting being located between existing steel framed building & temporary home.. Accounts included, year ending Oct 2008. No letters of support received, one letter of objection regarding treated or untreated sewage being put on neighbours ground. Councillors discussed the application, Councillor Thomas proposed the council support the application subject to the existing temporary building being removed, roofing material inappropriate for domestic development, more suitable for commercial & urban developments, recent Parish Plan(submitted to Herefordshire Council) 92% in favour of slate roofing tiles ,ensure the drainage from the property is kept within ground owned by the applicant, agricultural appraisal is dated 2005 & not accurate compared to design statement, seconded by Councillor Gaze & carried unanimously.

The draft Parish Planning Guidance, Appendix F, recently discussed by the Parish Plan Committee & Parish Council will be available on the web site, hard copies also available, for parishioner's comments

No further business the chairman thanked those who had attended & closed the meeting.

Signed..... Councillor S Gaze

May 12<sup>th</sup> 2010.