

A Meeting of Dorstone Parish Council was held in Old School Hall Dorstone on **Monday August 8th 2016 at 7.30pm.**

Present: Councillor Thomas, Chairman, Councillor Gethin, Councillor Hession, Councillor Meredith, Councillor A Phillips, Councillor D Phillips & Mr C Hendy Parish Council Clerk

Also present 18 members of the public.

Apologies received from Ward Councillor Price.

Representation from the public; a number of those present indicated they would like to speak about Bage Court Planning application.

Declaration of none disclosable interest received from Councillor Meredith, on planning application Bage Court, he left the meeting.

Comments raised included reject the application, slow drainage, wrong site, information in manure management plan, impact on tourism, transport, no benefit for community, no growth in jobs.

Planning

Application No; 161909

Site Address: Bage Court, Scotland Bank, Dorstone, Hereford, Herefordshire HR3 5SU

Description: Erection of an agricultural building for free range egg production with associated feed bins and hardstanding areas

Information received from the Planning Officer on points raised at the previous Parish Council meeting when the application was discussed;

- LVIA not included
- Foul sewerage
- Dirty water to sealed tank
- No heating required, laying unit

Letter from Golden Valley Action Group circulated, other letters on web site. Reports from Statutory Consultees circulated, note change of agent & extension to deadline to receive comments.

Councillors discussed the application noting the written and verbal information received, the draft neighbourhood plan. Councillors resolved by a majority of 4 to 2 to object to the application. Council comments on the application were the application was considered at meetings on July 13th 2016 and August 8th 2016.

Both meetings were well attended and various representations made to the Council by members of the public. Concerns were expressed over the following aspects of the Application:

- Potential flooding issues and the potential for pollution of nearby water courses.
- Detailed questions concerning the manure management plan.
- Precise site of the proposed shed alongside existing barns used for cattle rearing.
- Queries on the proposed number of pop holes in the shed for the number of chickens.

- The capacity of the attenuation pond and outlet pipe to cope with heavy rainfall.
- Conditions imposed on previous Planning Permissions for the Applicant which had not been carried out, leading to doubts that any conditions imposed, if this Application was approved, would be carried out in the future.
- Doubts about the sustainability of the proposed activity given the recent expansion in free range egg production and consequent fall in egg prices. Therefore, if approved, further expansion might be required to make sure the business was profitable and what might this entail?
- Health issues from dust emissions. This could be overcome by the use of more sophisticated extraction systems.
- The proposal might benefit the Applicant, but there was no advantage whatsoever to the rest of the community if it was approved.
- Highway issues remained due to the potential increase in traffic, but accepting that the volumes and pattern were less than the previous application.
- Impact on the landscape which could not be overcome by the measures proposed.

The Council considered these representations and particularly examined the proposal against the factors that led Herefordshire Council to reject the previous application for Broiler Sheds at the location, a decision subsequently upheld by the Planning Inspector, on appeal by the Applicant.

Impact on Landscape

With regard to landscape the Planning Inspector's rejection was on the grounds that the development was "industrial in scale" and that the buildings were "significant built structures within the farmland landscape" and would cause harm to the location." [Para 13]. The new proposals, whilst involving only one building, still comprise a large industrial style unit, particularly if one takes into account the surrounding concrete apron, storage units etc. Whilst the Application suggests that the impact on landscape is reduced by having one building at a slightly different site with screening on one side the Council, by a majority, disagrees and assesses that the new proposal would still have a significant impact on the landscape of the Valley and should be rejected on these grounds alone.

The Council notes that no Landscape Visual Impact Assessment has been provided in this Application and that the colour of the cladding continues to be Juniper Green despite the Planning Inspector's concerns (para 15) over the suitability of this cladding in the last application.

Impact on Highways Network

The Planning Inspector recognised the problems with the B4348 through Dorstone, and the potential conflict between the additional HGVs generated and other road users" [para 22]. The new proposals state that there will be a reduction in the volume of HGV traffic. However this reduction is partially offset by the fact that all traffic will be passing in the daytime and not at night, and this will mean adding to the already congested at peak traffic times. Whilst the nature and pattern of traffic differs from the previous Application the impact on the highways network remains an important issue.

Dorstone Neighbourhood Plan

As the Dorstone Neighbourhood Plan has now passed to Inspection Stage it is appropriate to consider this Application against the policies contained within the Plan, recognising that at this stage the Plan does not have equal force with the Herefordshire Council Local Plan Policies.

The Plan is, of course, based on the views of the local community, including a supplementary questionnaire, with a 70% response rate which included specific questions on intensive livestock units. 75% of respondents said Dorstone was not a suitable location for such units.

The Dorstone Environmental Policy covering Conservation, Heritage and Landscape states para. 6:-

“In the case of the development of Intensive Livestock Units proposals would have to ensure that

- a. access arrangements and the capacity of the highway network is capable of accommodating the proposal, and is able to fully satisfy the requirement of the Highway Authority.*
- b. developments would have minimal impact on the landscape, environment and amenity of the Parish”.*

It is the majority view of the Council this new proposal fails on both counts.

Conclusion

The Parish Council resolved by a majority 4 to 2, not to support this application. Given the level of concern and objections and the nature of the Application the Council considers that this matter be referred to the Council's Planning Committee, unless as with the previous Application, the Planning Officers recommend refusal

Councillor Meredith re-joined the meeting

The **minutes** of meeting July 13th 2016 having been circulated, were approved as a true record and signed by the chairman.

Neither the Ward Councillor nor Golden Valley Police were in attendance.

Application No; 161965/F

Site Address: Pandy Inn, Dorstone, Hereford Herefordshire HR3 6AN

Description: proposed kitchen and dining area, breakfast room

The application had been passed to Councillor D Phillips, one letter of objection received, one on web site, both circulated

Councillors resolved that further information is required for them to make informed constructive comments and to come to a conclusion as whether to support the application or not. Larger Plan indicating location of proposed building, location of the five car parking spaces + motorcycle space, (not part of 2009 application)

Scaled site plan indicating traffic route, turning area, position of cycle store

Clarification on Q14 existing use indicates Bed & Breakfast 5 bedrooms & bathrooms, Q15, trees & hedges. If existing room in current accommodation could be used to provide facilities proposed.

Cowhouse, Meadow End Barn, Dorstone

The Planning Enforcement officer has visited the site, and had a discussion with the owner, a retrospective planning application has been requested within the next 28 days in respect of the unauthorised business use.

Once an application has been received and validated PC will be consulted in the usual manner.

Finance;

Clerks salary £122.54

Lengthsman account £59

Both payments authorised

An account had been received for £500 from K Lloyd stream cleaning, resolved to obtain further information on the amount charged.

Herefordshire Council budget consultation

Clerk had attended a meeting recently, questionnaire available for all residents of Herefordshire to complete, included in the questionnaire are suggestions of services that PC could carry out & charge parishioners, increased use of volunteers. Agreed the parish council would publicise the questionnaire.

Highways

Dore Bridge, awaiting information.

Drainage smell in village centre relevant authority contacted, awaiting information

Sandbags request form completed for 150 empty bags, Parish Council will have to provide sand & fill bags. Parishioners who have sand bags to be contacted if they require empty bags to transfer sand from damaged bags into.

BB Meeting report Clerk attended a meeting re traffic regulation order, he outlined process, example if the PC applied for the speed limit in Dorstone now they could fund the application and implementation to gain a speedy decision.

Ponty Weston road junction, letter received from Mrs D Elliot regarding an incident on the Mynndbrith road/Ponty Weston junction between her vehicle & a lorry. The incident had been reported to the police & owners of the lorry. Agreed the locality steward was asked to inspect the junction for condition of white lines/any visibility problems.

Lengthsmen Scheme 2017-2018, agreed to defer to next meeting

Neighbourhood Plan, documents on suitable examiners to carry out Neighbourhood Plan Examination had been circulated, councillors resolved to recommend Mr Chris Collins.

Travellers site development plan consultation. Herefordshire Council is preparing a Travellers Sites Development Plan which when adopted will form part of the Herefordshire Local Plan. This Plan will identify sites to provide for the assessed accommodation needs of Gypsies, Travellers and Travelling Show people.

Information; Funding update circulated, e news available, Power cuts on 6th September a new national phone number “105” will be launched by electricity network operators for customers to call should they need to report or get information about a power cut in their area.

Date of next meeting; September 14th 2016

Chairman thanked those who had attended & closed the meeting at 09.30pm

Signed Councillor C Thomas

September 14th 2016