

A Meeting of Dorstone Parish Council was held in Old School Hall Dorstone on **Wednesday Monday January 9th 2017 at 7.30pm.**

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

Also present Councillor P Price, 10 members of the Public, PCSO Fiona Witcher for report.

Declaration of interest Councillor K Meredith declared a non-disclosable interest in Bage Court and left the meeting whilst discussions were taking place

Representation from the Public who indicated they were present for the planning appeal for Bage Court.

The **minutes** of meetings December 14th 2016 having been circulated, were approved as a true record and signed by the chairman.

Planning;

Appeal

Application No; 161909

Site address Bage Court, Scotland Bank, Dorstone, Hereford HR3 5SU

Description: Erection of an agricultural building for free range egg production with associated feed bins and hardstanding areas. The appeal is by written representations.

The PC was asked to consider if they wished to make comments, or modify/withdraw previous representation made. Councillors had been informed about the location of all documents for the appeal on the Herefordshire Council website. The clerk reported earlier today Herefordshire Council had published what they would have been minded to conclude with the application had an appeal not been lodged

This was 29 pages long, on pages 26-27 the grounds that Herefordshire Council would have refused the planning application was listed, these were read out to the meeting.

Councillors considered changes made in the application were not material, concern over landscape & transport, they resolved to make the following submission.

Dorstone Parish Council discussed the planning appeal at its meeting on January 9th 2017. They considered submitted representations, on the Herefordshire Council website, since their reasons for objection were submitted on 15th August 2016, this included the recommendation in the Planning Officers report, pages 26 & 27, which had been placed on the website that day January 9th.

Dorstone Parish confirm their previous representation submitted on 15th August 2016, setting out the reasons of objection. In addition the Dorstone Neighbourhood Plan, having passed Regulation 16 and independent examination, now has material weight with regard to this planning application. The Independent Examiner recommended some minor changes to the Plan which Herefordshire Council approved. These have now been incorporated in the Final Version of the Plan, published in October 2016. A copy of which has been sent to the Planning Inspectorate by Herefordshire Council

The Neighbourhood Plan is very clear, under DNP ENV Policy 1, Conservation Heritage And Landscape, that intensive livestock units, such as that proposed for Bage Court, will only be supported if it can be demonstrated that there is "no adverse, landscape, environmental or amenity impact and with access arrangements that fully satisfy the requirements of the Highways Authority." Herefordshire Council takes the view that there are serious adverse impacts, particularly on landscape, and also on highways and the Parish Council supports their stance on these issues. The Parish Council believes that a rejection is therefore warranted under the terms of the Neighbourhood Plan for Dorstone.

A Referendum of Electors is taking place on January 12th 2017 and it is hoped the result will be available before the deadline for comments on the appeal

Additional Information

Application No: 163056

Site address: Land adjacent to The Chapel, Chapel Lane Dorstone, Herefordshire

Description: Proposed two retirement cottages

Additional Plans had been passed to Councillor Hession/Councillor Meredith, one letter received, following a visit by a Councillor with the plans it was remembered that the site had been considered by Herefordshire Council Strategic Housing Land Assessment as suitable for planning in 2011 but had been rejected, query raised if the evaluation had been included in the Neighbourhood Development Plan or if the constraint no longer applies.

Clerk had checked, The Dorstone NDP refers to the 2010 Housing Land Availability Assessment as a potential site for housing, awaiting answer if the constraint of 2011 still applies.

Councillors considered the additional information and resolved that these were not a significant change to alter their objection to this application.

Decision Notice

Application No 163368

Site Address; Pump House Dorstone Hereford

Description; Fell two Leyland Cypress

Permission granted

Pandy Inn Dorstone, breach of condition notice has now been served in respect of condition 11 for the re-surfacing of the parking facilities.

Compliance with the notice is to be achieved no later than 31.3.17

Planning Information

Gannols Barn; Determination sought if Prior Approval is required, Larger Household extension. Dorstone PC is not a consultee.

Reports

Ward Councillor Philip Price, reported on the latest grant offering from Central Government, progress with waste from energy plant which would result in less waste going into landfill.

Golden Valley Policing Team Fiona Witcher, no local crime to report on, no questions from councillors regarding policing.

HALC, advice received on Neighbourhood Plans

The NEIGHBOURHOOD PLANNING BILL has passed through the Report Stage and Final Reading in the House of Commons. proposed amendments to give greater protection to NDPs (Neighbourhood Development Plans) from speculative development, the Housing and Planning Minister has acknowledged this problem through a written statement which confirms that where a planning application conflicts with an NDP that has been 'made' planning permission should not normally be granted, making it clear that where communities plan for housing in their area via an NDP, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. He has written to the Planning Inspectorate and planning authorities drawing this to their attention .

Finance

Clerks salary £122.54

Lengthsman £502

Payments authorised

Government's decided **not** to extend council tax referendum principles to any size of parish or town council in 2017/18.

Donation Policy, Council considered should they continue with the donation policy or as a parishioner suggested more beneficial for organisations to request assistance via gift aid.

Highways

Balance outstanding on Lengthsman Scheme & Parish Paths Scheme at 31st Dec 2016

Lengthsman £2207.25

Parish Paths £475

Balfour Beatty have requested information on PC estimated spend to year end, after discussion considered £1500

Request for reflector posts on Rectory Corner Churchyard Hedge

Recent road accident where a car collided with the churchyard hedge on the Rectory Corner, request received to consider reflector posts alongside hedge. Chevron

boards were erected to advise motorists of the sharpness of the corners. Clerk to check with police if accident reported & ask Balfour Beatty to consider.

Marches Freight Strategy, councillors to forward information for clerk to complete questionnaire.

Neighbourhood Plan

Neighbourhood Plan Poll on January 12th 07.00 to 10.00pm attendance at counting of votes, Councillor Thomas & the Clerk had requested permission to attend.

Agreed to remind parishioners of the poll, notices had been erected in the village

Agreed for the steering group to get together on January 13th following the election result

Vowchurch and District Group Parish Council have submitted their Regulation 16 Neighbourhood Development Plan (NDP) to Herefordshire Council for consultation.

Date of next meeting; Wednesday February 8th 2017

No further business the chairman thanked those who had attended & closed the meeting at 09.25pm

Signed Councillor C Thomas

February 7th 2017