

A Meeting of Dorstone Parish Council was held in Old School Hall Dorstone on **Wednesday 13th September 2017 at 7.30pm.**

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

Also present Councillor P Price. 34 Members of the public

Acceptable apologies received from; Councillor D Phillips, work commitment

Declaration of interest; Councillor Meredith made a non-disclosable pecuniary interest on the planning application at Bage Court.

Representation from the public, Various speakers spoke regarding the Bage Court planning application, concern over compliance with the 78 Town & Country Planning Act, LVIA not submitted, larger width/height, Dorstone Neighbourhood Plan, Tourism in the area, Snodhill Castle Preservation Trust were going to object. From the appeal the design & length had been considered, less birds, less manure, different cladding.

The **minutes** of meeting July 11th 2017, having been circulated, were approved as a true record and signed by the chairman.

Planning

Application no: 172894

Site: Land South East of Bage Court, Dorstone, Hereford, Herefordshire HR3 5SU
Description; Erection of an agricultural building for free range egg production with associated egg packing area and feed bin (amended scheme of 161909)

The application had been passed to Councillor Usher

Copy of the application was available at the meeting, all representation in support or objecting received by the clerk had been forwarded to councillors. Additional information received for the application had been circulated.

Councillor Meredith left the meeting whilst this was discussed.

Councillor Usher had visited immediate neighbours, not all seen, general weariness with the similar applications, changes not dramatic to previous ones, was it economically viable, stepping stone to further units. Councillor Phillips believed one shed not intensive, subjective, design of shed better, misunderstanding of information, looks better. Councillor Hession, Councillor Gethin noted the recent appeal decision of substantial harm to landscape, this application does not alter harm. Councillor Thomas noted no reference to Dorstone Neighbourhood plan, small scale developments can be influenced by an approved plan.

Councillor Hession proposed the council do not support the application, seconded by Councillor Gethin, proposal carried by a majority vote 4 to 1.

Councillors agreed in considering the Application to make the following comments: The Council focussed primarily on landscape issues. In doing so it was aware that concerns continue to be expressed by Parishioners over other issues, such as the impact on highways, noise, dust, odour and water pollution. However as the Independent Inspector who examined the previous similar application in February 2017 based his rejection on the impact on the landscape, the Council decided to

concentrate its assessment on this factor, in the context of both the Herefordshire Local Plan policies and the Dorstone Neighbourhood Plan policies adopted in February 2017.

The previous similar proposal submitted earlier this year was not supported by the Parish Council, was rejected by Herefordshire Planners under delegated powers, and rejected at Appeal. Therefore the key issue is how does this new application differ from the previous proposal?

The Application claims to have addressed the landscape issues raised by the Inspector. Namely:

- The application on page 4 contains the heading “Reduction in length”, which is correct. However the narrative of the Design and Access Statement fails to draw attention to an increase in the width of the proposed building which, together with the proposed side shed achieves a footprint reduction of just 0.33%.
- At the same time there have been increases in height, in both the roof ridge height and the finished height including the boxed in fans. The net effect, as calculated in a submission by the Golden Valley Action Group, to the Council was an increase of 22% in the overall volume of the building. The net effect of the increased height would be that the proposed unit would be significantly higher than existing farm buildings and would make the building look significantly higher than the previous application. All this increases the proposed shed’s visibility both at ground level from all directions and from the surrounding hills.
- The Application, therefore, claims that the protrusion issue, referred to by the Inspector, has now been overcome by the reduction in the length, and it claims that it no longer protrudes from the existing buildings at all. However this is only because a new barn has recently been constructed, under permitted development conditions, on the other side of the proposed building. Both this new barn and the proposed building protrude from the existing buildings.
- The new application also states that the design of the building has been altered to a more traditional appearance, primarily by the use of wooden cladding. This change has been made despite the comment from the Inspector in paragraph 16 of his report, namely: *“I accept that conditions could be imposed for example to control the colour of the external cladding on the building, landscaping and any security lighting. Some views towards the building from nearby highways and rights of way would be screened or filtered by existing hedging. The proposed landscaping would, in the long term, partially mitigate the effects of the proposal. However, these points would not either individually or collectively neutralise the landscape and visual effects of a building of this scale at this location”.*

The Council’s view of these changes is that they are minimal and superficial and do not remove the concerns contained in the Inspector’s decision earlier this year. The proposals, including the newly erected barn, expand the built area of the site. It remains a substantial building, in volume terms virtually the same and in height terms has been increased, compared with the previous application. The introduction of cladding does not remove the basic nature of the building as being enclosed and

of utilitarian design, contrasting markedly with those of the open sided existing buildings.

The Council therefore continues to share the view of Herefordshire Council in its final Report of the previous proposal that it would “*result in substantial harm to the character and appearance of the aforementioned landscape, contrary to paragraph 109 of the National Policy Planning Framework, together with the overarching aims of the Framework policies SS6, LD1, RA6 and SD1 of the Herefordshire Local Plan Core Strategy 2011-31 and DNP ENV Policy 1 Conservation, Heritage and Landscape of the emerging Dorstone Neighbourhood Plan*”. This conclusion was fully supported by the Inspector in paragraph 19 of his Report.

Since these Reports and the Appeal the Dorstone Neighbourhood Plan has been adopted in February 2017. It is worth noting that the new Application makes no reference, whatsoever, to the Dorstone Neighbourhood Plan. The Parish Council expects that the presence of the adopted Plan which includes specific reference to Intensive Livestock Units must be fully taken into account in considering this Application.

The Dorstone Neighbourhood Plan, supported by all members of this Council, was prepared carefully and methodically over a five year period. It included thorough consultation by various means, including detailed questionnaires to all households in the Parish to find out their views on matters which were considered important to the Parish.

This consultation included a questionnaire carried out between May and July 2015 which included a question on the development of intensive livestock installations. The questionnaire explained in its covering note that whilst large scale intensive developments cannot be part of a neighbourhood plan, smaller scale development, such as those proposed at Bage Court, can be influenced by the presence of an Approved Neighbourhood Plan.

The results of this survey which had a 70% response rate was that 75% of respondents took the view that that Dorstone was not a suitable location for intensive livestock installations. This information went on to inform the policies contained in the final Plan, which was subject to detailed scrutiny by an Independent Inspector.

The relevant policy is contained in Policy number DNP/ENV 1 - Conservation Heritage and Landscape. It states that “*Development proposals will be supported where they:*” (Number 6) “*propose intensive livestock units that demonstrate no significant adverse landscape, environmental or amenity impact, and with access arrangements that fully satisfy the Highway Authority*”.

The Plan was supported by 84.4% of residents who voted in the referendum of January this year. It is the Council’s view, in the context of the Neighbourhood Plan, that this proposal has a significant adverse impact on the landscape and should be rejected. To do otherwise would seriously undermine the value and integrity of Dorstone’s Neighbourhood Plan and bring into question Herefordshire Council’s commitment to the Neighbourhood Planning process.

To conclude, the Application makes a superficial attempt to overcome the issues raised by the last Appeal Inspector. At the same time it makes no reference to Herefordshire Local Core Strategy Policies or the Neighbourhood Plan. It states that “the proposed design will appear to the casual observer as a traditional livestock shed” yet it does not back up with any professional opinion providing a Landscape Visual Impact Assessment. In simple terms the majority opinion of the Council believes that this proposal would be a permanent “blot on the landscape” and should be rejected.

Application No 172816

Site; Pandy Lodge Dorstone, Hereford, Herefordshire HR3 6AN

Description: Proposed improvements and alterations to existing detached house.

The application had been passed to Councillor Thomas; clerk had received no letters of support or objection. Councillors resolved to support the application

Ward Councillor report, Councillor Price reported on the planning application at Archenfield for poultry houses which the planning committee had discussed and approved today. He would circulate his monthly report shortly

HALC, Newsletter circulated direct to councillors, reform of Data Protection Act, in May 2018, which the parish council may have to consider including finance for in next year’s budget.

Finance

Clerks salary July £125

Lengthsman £96

Domain name invoice £16.78

HMRC account £94.56

All payments authorised

The precept for 2018-2019 was to be returned by 31st December 2017. Agreed to discuss at next meeting, Councillor Thomas, Councillor Usher & Clerk to meet & discuss budget requirements.

Councillors were reminded Herefordshire Council Budget Consultation will run until Saturday 30 September 2017.

Highways

Addition of Byway open to all traffic, letter from Balfour Beatty regarding an application to modify the Definitive Map of public rights of way, to record an addition of a byway open to all traffic which in the parishes of Craswall, Cusop, Michaelchurch Escley and Dorstone.

The information had been passed to Councillor Usher to review; he indicated the byway would only pass on the edge of the parish. Councillors noted the application.

Balfour Beatty have appointed a new senior Locality Steward for the Golden Valley, his name is Paul Norris. On completion of his training a parish walk to be arranged.

Community Governance Review In 2015, Herefordshire Parish Councils were consulted asking them to identify any issues they would wish a Community Governance Review (CGR) to address. Councillors agreed to discuss next meeting, suggested changes included Bodcott Cottage, Snodhill, Sydcombe. Information on review to be included in next council report

Dog walking/Fouling

Concern made about Dog Walking along the Mill Lane, and the increasing amount of owners not cleaning up the faeces from their dog. Some owners who clean up deposit the bags in the hedge.

With the changes to the dog control orders, scheduled for October, it was agreed to highlight the issue of dog fouling in the next council newsletter. When the new order was made the council would investigate the possibility of obtaining suitable signs. With the increase of dogs in the parish it was agreed to remind owners to keep dogs under control on footpaths especially where there are farm animals.

Mineral and Waste Local Plan; The Issues and options paper can be viewed online at the following web address: www.herefordshire.gov.uk/mineralsandwaste or within the county's libraries and info centres.

Comments received during this period along with further evidence gathered will help formulate the next stage of the preparation of the Minerals and Waste Local Plan. Once a draft plan has been produced, there will be further consultations about policy wording and any allocations proposed.

EE update; complaints had been received of loss of signal, Councillor Phillips understood this may be as a result of update to 4g, he was monitoring the situation.

Neighbourhood Plan Climate Change Champion

Councillor Thomas indicated Mr Brian Mclean had shown an interest, he would speak to him.

Seminar Sept 28th for councillors, Planning Update

Information; Herefordshire CCG GP Practice Services, Community Health and Care Engagement. Purpose of the engagement is to hear about people's experience of health and care services and to discuss how they would like to see these services develop in future. Information given on events scheduled in Sept/Oct and availability of online survey to complete. Agreed to request a speaker to attend PC meeting & invite parish councillors in Golden Valley North Ward.

Water mains replacement Hereford City, letter sent to households

Delotte ride across Britain Sept 9th to 17th which will travel through Herefordshire
Rural hub newsletter available

WISH - Wellbeing Information and Signposting in Herefordshire

This is an information and signposting service which has been commissioned by Herefordshire Council to meet their statutory duty to provide information and advice, within the Care Act 2014.

Next meeting, this was scheduled for October 11th, Chairman indicated he was unavailable, as the budget was to be discussed he requested the meeting was changed to October 18th
Councillors agreed to this.

No further business the chairman thanked those who had attended & closed the meeting at 09.30pm

SignedCouncillor C Thomas

October 25th 2017