

**The Minutes of Brimfield & Little Hereford Group Parish Council planning meeting
held at Little Hereford Parish Hall at 7.30pm on 28th January, 2020**

Present: Cllrs W Brick, K Morgan, C Sandall, M Painter, N Monk, R Barber, L Hyde, D Hodges, B Davies, N Hyde, D Swain, P Denbeigh

In Attendance: Clerk, Mrs Karen Yates, Cllr J Stone, 5 members of the public.

Mr M Painter chaired the meeting.

1 Apologies: S Ingram.

2 Declarations of Interest/requests for written dispensations

3 Open session.

Concerns were raised regarding the over development of the site at The Old Hopyard. Increased traffic, state of local roads, safety, and environmental factors were also of local concern.

4 Planning

4.1 The following planning application had been received

194418 - The Old Hopyard, Bleathwood

Re-organisation and upgrade of the existing 'Bleathwood Lodges Country Park' to include demolition of existing site buildings, the change of use of the on-site residential property for holiday let, the construction of a replacement facilities/meet and greet building, maintenance building, and the provision of accommodation in the form of 60 lodges, with associated access and parking.

The Parish Council strongly object to this application, it does not adhere to policy BLH18 of the neighbourhood plan. The proposal is disproportionate to the surroundings of the local rural area and will have an adverse affect on the surrounding infrastructure especially local road networks. The C1054 road leading from the A456 junction is in a bad state of repair, adding extra traffic onto this road would exacerbate the problem. The A456/C1054 junction has recently been named an accident cluster site by Balfour Beatty and is regularly inspected. Although this may not be considered a permanent development, the effects will be the same, the amount of extra traffic generated will be worse than at present as potentially up to 300 holidaymakers change regularly. There are no pavements and a car is needed due to its rural location.

It is also proposed that all existing buildings bar one are to be demolished, BLH18 states that existing buildings should be re-used.

The proposed sewage system is not clear and concerns remain regarding high levels of phosphates in the River Teme, any further surface water generated by extra hardstanding would cause the A456 to become hazardous in bad weather at a spot where water regularly settles.

There are many similar businesses within a few miles of this location, along with various local B&B's and guest houses, the site is acceptable as a small rural business and should remain as it is.

In addition there would be light and noise pollution for surrounding properties.

It is for these reasons that this application should be rejected to avoid the immense ecological impact upon the rural area that this would have, and which should be respected.

Due to strong local feeling and the concerns mentioned above, we request this application be decided at a planning committee meeting.

5 To raise matters for next scheduled meeting.

19th February, 2020, 7.30pm at Brimfield.

A letter had been received from a developer advising of proposed housing development at Manor Farm, Brimfield, asking to attend one of our meetings to outline the proposals.

It was agreed to respond advising that until we receive official plans we cannot comment, but they were welcome to attend a future meeting when the plans are discussed.

Request to support complaints submitted to Herefordshire Council by a parish council regarding conflicting advice on NDP's – to be placed on the next agenda.

C Sandall and Clerk have a meeting at Hereford on 28th February to discuss reviewing our plan.

The meeting closed at 8.15pm.

Signed Date Chairman