

**The Minutes of Brimfield & Little Hereford Group Parish Council meeting
held at Little Hereford Parish Hall at 7.30pm on 18th July, 2018**

Present: Cllrs Mrs C Sandall, Mrs W Brick, Mrs S Ingram, Miss L Wilson, Mrs K Morgan, Messrs K Platford, D Swain, D Hodges, B Davies, N Monk, M Painter, N Hyde.

In Attendance: Clerk, Mrs Karen Yates, 12 members of the public.

Mr K Platford chaired the meeting.

1 **Apologies:** R Barber, P Denbeigh, J Stone .

2 **Declarations of Interest/written dispensation**

The Clerk advised that a letter of objection had been received from Orleton Pre-school regarding the planning application for Woodstock House, and reminded members of the annual donation given to them.

3 **Open session:**

3.1 **County Councillors Report.**

Cllr Stone had forwarded a report advising of his concerns regarding the application for the petrol station at Woofferton, giving his support of the SID, updating us on highway issues, advising of the budget consultation and that Armed Forces Day was celebrated in Leominster this year.

3.2 **Local residents views.** Safety concerns were raised at the cumulative effect of planning decisions being made along the A49. A resident advised that the transport statement for the petrol station was misleading regarding the accident statistics, and that it does not state which 5 years of data is being referred to. A residents meeting is taking place on 19th July at Brimfield Village Hall. Richards Castle Shropshire PC are meeting tonight to discuss the petrol station.

4 **Minutes:** Minutes of the meeting held on 26/6/18 were approved following a minor amendment.

5 **Correspondence:**

5.1 Correspondence for information: Noted as per list.

6 **Finance**

6.1 Clerks salary July £370.10. Agreed.

6.2 1st quarter accounts for approval. Agreed.

7 **Lengthsman Scheme.**

7.1 Account for June approved - £192. Agreed. Weeds on pavements to be sprayed. Grass to be trimmed around post boxes. A loose plank on Little Hereford bridge to be looked at again, the culvert by the bungalows in Bleathwood to be checked.

Administration fee - £57.60

7.2 Speed Indicator Device (SID). The application is being progressed, police have been notified and consent requested for a SID to be applied for to be situated near the Church. Assessment fee £445 + VAT agreed.

7.3 A456 junction with Temple Meadow – speed calming measures, an update to be sought for the next meeting.

7.4 Manor Corner – traffic calming measures - an update to be sought for the next meeting.

8 Planning

8.1 The following planning applications to be considered.

182253 The Beech, Haynall Lane, Little Hereford. Proposed outside storage of touring caravans and motorhomes.(Retrospective)

The Parish Council remain concerned that this proposal is unsuitable for the limited road network and as such is unsustainable as per policy BLH18 of the Neighbourhood Development Plan.

We would question how the local planning authority would enforce the owners agreement that is proposed, and we are also concerned about the impact this would have in the village.

As per policy BLH9, views in this area should be protected.

182201 Willow Tree Barn, Church Road, Brimfield. Proposed rear single storey extension to barn conversion of a garden room.

No objections.

182229 Woodstock House, Brimfield. Proposed change of use from A1 to D1 for child day care centre.

The Parish Council object to this application on the grounds of highway safety. There would be a build up of queuing peak hour traffic at this location that would be accessing and exiting the facility on to the A49.

There are sufficient existing childcare facilities within the surrounding area.

18/02935/FUL Woofferton Wharf, Woofferton. Erection of a petrol filling station with ancillary retail element (sui generis use) and associated landscaping, parking and access, following demolition of existing building. Shropshire application – not consulted.

The Parish Council object to this application. The Salwey junction continues to be a dangerous junction and is not suitable for further development. The recent improvements fall short of what is required, which is an island. We would question what data source is used regarding accident statistics.

8.2 There were no determinations.

8.3 Planning applications determined under delegated powers. None.

8.4 Highways England(HE) – request for meeting. HE have agreed to meet us, dates are being explored.

It was agreed to arrange a similar meeting as before with representatives from all interested parties invited.

8.5 Neighbourhood Plan – current planning status. The following statement was read out to the meeting:

Following the comments made by a resident at the June 2018 meeting of the Parish Council, advice and guidance has been sought from the NDP team at HCC.

Concerns were raised relating to HCC not having a 5 year land supply document in place at present, and the impact this could have in deciding planning applications within the village.

Recently, a ministerial statement has stated that where a NDP is in place, and the local authority does not have a 5 year land supply document in place, essential housing policies should not be seen as ‘out of date’ if the NDP has been part of the development plan for less than 2 years, contains site allocations and the local authority has a 3 year land supply.

As our NDP was adopted in August 2016, the ministerial statement will not apply from next month, so there may be additional pressure. This also applies to the Core Strategy policies which are classified as being ‘out of date’ but are still considered to determine planning policies.

Notwithstanding all of the above, the NPPF paragraphs 183-185 should be taken into consideration, paragraph 198 states that where a planning application conflicts with a NDP that is in force (adopted), planning permission should not normally be granted.

HCC has in place a 4.54 year land supply, well in excess of 3 years.

All of the above will need to be taken into account within the ‘planning balance’ when any application is submitted.

The Parish Council would like to reassure all residents that the NDP is not ‘ineffective’ as was stated at the June meeting. It is a valid legal planning document that is still being used to determine planning applications in our parish. Everyone involved in the NDP process should continue to be proud of this achievement, which continues to inform and deliver local development.

9 To raise matters for next scheduled meeting. 19th September, 2018, 7.30pm at Brimfield.

The meeting closed at 9.07pm.

Signed

Date

Chairman
