

**The Minutes of Brimfield & Little Hereford Group Parish Council meeting  
held virtually at 7.30pm on 15<sup>th</sup> July, 2020**

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

In Attendance: Clerk, Mrs Karen Yates, Cllr J Stone, 4 members of the public.

Mr M Painter chaired the meeting.

1 **Apologies:** N Hyde, D Swain, S Ingram, A Paterson.

2 **Declarations of Interest/requests for written dispensations**

3 **Open session:**

3.1 **County Councillors Report.**

Cllr Stone circulated his report which will be placed on the website, support was given for the parish council regarding the appeal at Temple Corner and the SID at Tenbury Road. Flood grants are still available.

3.2 **Local residents views.** A resident requested what the PC thoughts were regarding the appeal at 8.1. The Clerk advised that members had been consulted via email and comments had been returned for approval at this meeting recommending objecting to the appeal on the grounds already cited. Surface water drainage was further questioned as it had been suggested this could be connected directly into a culvert, flooding was also a concern.

4 **Minutes:** Minutes of the meetings held on 15/1/20 were approved. Minutes of 28/1/20 amended and approved-re: Internal Auditor request.

5 **Correspondence:**

5.1 Sports Club request for funding – due to recent floods, considerable damage was caused. The Clerk has requested proposed costings for work to be done, including a copy of the most recent accounts.

5.2 Severn Trent – repair works in Brimfield have now been completed, CCTV has shown all working correctly.

5.3 Chairmanship query – The Clerk clarified the query as to why the Chairmanship remained unchanged this year, due to Covid19 and extended rules for PC's.

6 **Finance**

6.1 Clerks salary March £395.63, expenses £47.41, McAfee anti-virus £64.99. Paid. Clerks salary April-£389.38, May-398.05, June-£398.05. Paid. July-£398.05, expenses-£60.64-approved.

HMRC Jan-Feb - £18.60, Zurich insurance renewal-£329.45, Little Hereford Parish Hall electricity a/c-£71.48, Orphans Press-£180, HCC election charges-£177.74, Zoom July meeting-£14.39. Paid.

6.2 First quarter accounts previously circulated – proposed P Denbeigh, seconded N Monk, approved.

6.3 Approval of the annual governance statement – proposed N Monk, seconded R Barber, approved.

6.4 Approval of the accounting statements – proposed P Denbeigh, seconded C Sandall, approved.

6.5 Approval of certificate of exemption – proposed D Hodges, seconded L Hyde, approved.

6.6 Approval of asset register and risk schedule – proposed P Denbeigh, seconded N Monk, approved.

6.7 Grant for Zoom virtual meetings-approved for 6 meetings @ £11.99, total £71.74.

6.8 Grant/donations policy previously circulated, propose to adopt N Monk, seconded B Davies, approved.

6.9 Internet banking – to set up Clerk and Lengthsman as standing orders – proposed N Monk, seconded L Hyde, approved.

7 **Highways**

7.1 Lengthsman Scheme. Account for February £216, March £216, April £240, May £240 - Paid. June £240, approved. Thanks go to Boris and Frank for all their support with Lengthsman and footpath duties over the last 6 months. Lynch Lane drainage scheme – M Painter, D Hodges, Lengthsman and Locality Steward have met with landowner and approved a scheme from the grant outlined. Quotes have proved difficult to obtain with drainage work, scanning for cables and traffic management required. Another source has been identified, D Hodges to advise and an application to be submitted if possible.

- 7.2 Speed Indicator Device (SID). August deployment for existing SID, position to be reviewed re A49 issues.  
A further SID was precepted for along Tenbury Road, agreed to proceed.
- 7.3 Temple Corner signs. Costs awaited.
- 7.4 Future of land by memorial bench in Brimfield. The area needs to be scanned for cables and a report sent to Balfour Beatty so they can issue the licence required, N Monk to advise.
- 7.5 A49/School Lane additional HGV sign – suggested as HGV's may not see the sign travelling from Ludlow.  
Balfour Beatty will supply, cost to PC estimated £800-£1000. Highways England to be contacted to request.
- 7.6 Grass cuttings on verge along Tenbury Rd. Lengthsman advised that grass cuttings were being tipped on the verge by 30mph sign, a polite sign was placed requesting this to stop. A resident emailed advising that all residents tended to tip cuttings on the verge, although some have since ceased this. Proposed a letter go out to all residents along that stretch advising of the rules regarding tipping on the verge. Agreed.
- 7.7 Dog bins around the parish. £500 had been precepted for dog bins, this will purchase one bin, to be emptied 9 times a year, quotes to be sought and an application sent off. Agreed.

## 8 Planning

8.1 The following planning applications were considered:

182607 Land north of Corner House, Temple Lane, Little Hereford. Appeal against refusal of planning permission for four dwellings.

The Parish Council strongly object to this appeal as it does not adhere to policy BLH5 3a of the Neighbourhood Development Plan – with regards to access, traffic and drainage, this will adversely affect people's enjoyment of their homes, gardens and the attractive rural aspect in the vicinity.

Light pollution on surrounding properties is also a concern together with additional light from vehicle headlights at night.

This development will exacerbate river and surface water flooding and impact on the already busy rural road used frequently by farm traffic, making it unsustainable. We consider the date the traffic report was undertaken does not reflect the true picture from farm and other traffic throughout the year, on a single track 60mph lane, with no footpaths or passing places and poor visibility. There has been an increase lately of school children walking down this road to catch the bus at the corner of the lane close to the junction with the A456. To place a new access at this point with further traffic is dangerous.

We have further concerns regarding surface water and foul drainage, with an attenuation pond proposed. Excess surface water will run off and be discharged into the opposite property into a culvert under the A456 and into the river. We understand permission is required by the riparian owner for this discharge. Further concerns regarding the loss of an established hedgerow and maintenance of the proposed pond and shared areas within the development are raised.

The proposal of cesspits for each of the properties is not a viable solution to foul water drainage either financially or environmentally, it would fall to the occupier to empty them regularly at substantial cost to themselves. This would also be of further detriment to highway safety due to the large vehicles required to empty the cesspits frequently. We are very concerned that should approval be given the applicant will apply to the Local Authority for a variation to the conditions and ask for septic tanks to be approved via delegated powers. This would be unacceptable as we believe the river phosphate levels in the area are higher than acceptable standards.

This appeal conflicts with our neighbourhood development plan for the reasons stated, we have achieved proportional growth to date and due to the ongoing concerns of local residents, this appeal should be refused being the unanimous decision of the Parish Council representing local opinions.

Decision notice reasons:

Reason 1

The appellant challenges the NDP and the proportional housing growth target as 'minimal' figures.

The Parish Council have met with the Neighbourhood Development Team many times during and since the NDP was made. When discussing planning applications that we have been consulted on in the past, including this one, we have sought the latest position in relation to the housing target. As can be seen in the decision notice, we have met and exceeded our housing allocation via our NDP despite HCC not having a 5yr land supply document in place. We accept that our plan is not under two years old and we are

reviewing this alongside the Core Strategy review that is currently underway. Despite this, we are aware that plans over two years old that have met/exceeded their target still carry significant weight and this is an important fact that should be taken into account.

We would dispute the appellants assessment of Little Hereford at para 1.2.3 cited as having just two main areas. The parish is indeed made up of a number of hamlets and dispersed communities, housing/conversions have been approved elsewhere in the parish and should not be defined to just certain areas.

#### Reason 2

The appellant challenges the decision of exceptional circumstances relating to cesspits

The appellant has not answered fully the comments of the Land Drainage Engineer in his overall comments. He states that the permission of the adjacent landowner is still required even if cesspits are installed to run of surface water drainage, along with the need to satisfy the correct sizing of cesspits, the need to alleviate nuisance to surrounding properties and the number of times they will need to be emptied. The appellant also stated at one point that surface water run off could be directly via a culvert in the road to avoid the natural watercourse, the Land Drainage Engineer advised this was not allowed.

These are especially important issues as this area floods in times of heavy rainfall, the last time being in February this year when the road was impassable. A sustainable foul and surface water drainage system needs to be in place prior to any permission being granted, until these matters have been resolved, the case for exceptional circumstances for installing cesspits cannot be made.

#### Reason 3

The appellant challenges the decision made regarding the Leominster and Stourport canal as an undesignated historic heritage asset

The NDP states at para 6.3.4 that ‘the aqueduct on the old canal site on the way to Ashford Bowdler’ is listed as a non designated heritage asset.

In addition at para 6.3.10 the Parish Council has identified several natural environmental heritage assets to be protected including ‘the old canal walk and nature area past Easton Court, Little Hereford towards Newnham Bridge’

Contrary to what the appellant states, this canal refers to the Leominster and Stourport canal and is identified as such.

The Ecologist in his response has questioned why the old canal corridor has been included in the site and advised that legal agreements would need to be set in place. These issues could have been addressed during the planning application phase when further information was requested but was not given.

201887 Woodstock House, Brimfield. Change of use from A1 to D1. No building work or other construction is involved. Retrospective. No objections.

#### 8.2 The following determination were read out:

194115 Woodstock House, Brimfield. Change of use from A1 to D1-retrospective. Refused.

192728 The Beech, Haynall Lane. Proposed outside storage of motorhomes and caravans. Approved.

194049 Woofferton Grange Workshop, Wyson Lane, Brimfield. Change of use from storage to car restoration-retrospective. Approved.

201789 Willow Tree Barn, Brimfield. Non material amendment to 190232–dispense with need to clad-refused.

#### 8.3 Planning applications determined under delegated powers.

200305 Wood Sutton, Leysters. Proposed detached replacement garage block. Neighbour consultation. No objections. Refused.

200116 Rectory Cottage, Brimfield. Proposed replacement of 4 windows. No objections. Approved.

200415 Adams Cottage, School Lane, Brimfield. Demolition of existing ground floor lean-to extension and conservatory, erection of 1.5 storey extensions to front and rear. No objections. Approved.

200464 Merrivale Farm, Brimfield. Proposed silage clamp. No objections. Approved.

193902 Millward Farm, Little Hereford. Enforcement appeal against unauthorised widening of vehicular access. Appeal dismissed.

- 200635 Ryelands Farm, Brimfield. Conversion of redundant building to form an extension to an existing residential dwelling with the creation of a link and extension between the two buildings. No objections. Approved
- 200513 Woodyetts, Bleathwood. Demolition of an existing modern single storey extension and replacement with 1.5 storey extension providing disability level access shower, washing and toilet facilities on the first floor. Removal of existing modern stud partitions on the first floor. No objections.
- 201123 Brimfield Business Park, Wyson Lane, Brimfield. Proposed storage building. No objections. Approved.
- 201173 1 Park Villa, Bleathwood. Proposed ground floor extension. No objections. Approved.
- 194418 The Old Hopyard, Bleathwood – Amended application. Reduction to 45 from 60 lodges and associated works. Objection – based on the previous comments submitted.
- 8.4 Highways England(HE) – Mr Jaffier has left his post, Cllr Stone and Cllr Bowen to report back.
- 8.5 The Gables, Brimfield-state of repair. Enforcement is being pursued, awaiting feedback.
- 8.6 49 Church Rd, Brimfield-state of repair. Property is for sale, HCC to liaise with new owners.
- 8.7 Core Strategy/NDP review. Meeting at Hereford attended by Clerk and Cllr Barber on 28/2/20. We were advised that we need to undertake a full review to change the settlement boundary in Brimfield and review housing sites in Little Hereford, in line with the Core Strategy review, the first stage of which is due in April 2021. Guidance suggests reviewing existing plans to see how they are working in line with planning applications. It was proposed by M Painter, seconded by R Barber to undertake a full review of the NDP, all agreed. Clerk and Cllr Sandall to review our plan and report back.
- 9 **Flood Group** – meeting 4/3/20-feedback. Meeting called to help set up a group for Orleton. A further request for funding had been received to remove a build up of silt underneath the road bridge. Funds of £4K are required, reserves of £1640 are held, a request for £2360 was made. It was proposed that the PC continue to work with the group to help secure funding/grants and the precept reviewed to include funds to support this project.  
A request will be made to flood group/Balfour Beatty to review the build up of debris underneath Teme Bridge to try to alleviate flooding at this point.
- 10 **Website Accessibility Regulations.** In order to meet the requirements of new website accessibility regulations, it was agreed to request Orphans Press to review our website, review and statement - £240, developer and editor changes £270 +VAT. An ongoing annual fee of £120+VAT was also agreed for an annual review.
- 11 **To raise matters for next scheduled meeting.** An update to be sought regarding the status of the proposed Brimfield newsletter which was raised at an earlier meeting.

The meeting closed at 9.25pm.

Signed ..... Date ..... Chairman