

PETERSTOW PARISH COUNCIL

MINUTES OF AN ORDINARY MEETING HELD ON WEDNESDAY 1st MARCH, 2017 IN PETERSTOW VILLAGE HALL AT 7.00 p.m.

Present: Cllrs. Martin Lown, Roger Townend, Frances Nightingale, Rob Hunter, Steve George and Sarah Beggs.

In attendance: Mrs Pat Newton (Clerk),
Cllr. Elissa Swinglehurst H.C.
Dave Atkinson – Locality Steward
1 member of the public.

03/17 1. APOLOGIES

None.

03/17 2. PUBLIC PARTICIPATION

A parishioner had concerns about the access on planning application 170040, the Parish Council comments will be in Item 12.

03/17 3. DECLARATION OF INTERESTS/DISPENSATION REQUESTS

None were declared or requested.

03/17 4. MINUTES OF THE LAST MEETING

It was agreed that the minutes of the meeting held on Wednesday 4th January 2017, be signed as a true record of the meeting.

03/17 5. MATTERS ARISING FROM THE MINUTES

5.1 Wellsbrook Lane effluent: The clerk had contacted the Environment Agency, no reply to date, the clerk will contact them again, as this is a tributary to the River Wye, so is a health issue.

5.2 New dog bin on common: This is now in place.

5.3 Position of new grit bin: This is still to be decided.

5.4 Drains in Wellsbrook Lane: These have been cleared by the lengthsman.

03/17 6. MATTERS FOR CONSIDERATION

6.1 Lengthsman scheme: There is still £292.40 to be spent before the 31st March, the clerk will contact the Lengthsman, with a few small jobs that need doing.

6.2 Shop site development: We have had pre meetings with the architect, and discussed some useful points. There will be a public meeting in April.

03/17 7. SPEED INDICATOR DEVICE

Although the clerk had contacted Highways England, to see if they had any objections to us installing a SID, we are still awaiting a response from the Highways team, the clerk will contact the Head Office, Area 9, and stress that we need a response.

03/17 8. REPORTS

8.1 Herefordshire Council: The councillors had received Cllr. Swinglehurst's January report, she will send another after the next full council meeting.

8.2 Locality Steward: Terrible pot-hole eruption at the moment, we are snowed under, it is a massive problem. Serious mud issue on the road between Man of Ross back to A49. The clerk will ask the lengthsman to look into this problem.

03/17 9. WEBSITE – UPDATE: Running smoothly.

03/17 10. NEIGHBOURHOOD DEVELOPMENT PLAN

The minutes of the NDP meetings on the 16th January & 6th February were **approved** by the Parish Council. We have got the results back from the questionnaire, good level of interest, good response rate. There will be an Open meeting on Saturday 1st April to show our visions/objectives and results of the survey to the public.

03/17 11. COMMUNITY SPEED WATCH – Update

We have two groups now, and have just started up again after the winter.

03/17 12. PLANNING

Application.

170040: Rowan Lodge, High Town

Conversion of existing garage and outbuilding to form 2 bedroom bungalow, turning, manoeuvring and parking... Parish Council observations/comments:

1. The proposed dwelling (2 bed bungalow) does meet the building stock requirement as identified by our draft plan.
2. The site is large enough to take the footprint of the two dwellings however the site is overlooked by the three neighbouring properties.
3. An error was apparently made on the application – the dwelling will be connected to a private shared septic tank, not mains sewerage as indicated.
4. The application stated that a rapport had been built with the neighbours following consultation – this is clearly not the case, no consultation has taken place and the neighbours have all made representations against the application. Neither the applicant or the planning agent have communicated with the neighbours.
5. The application stated that consultation with the Parish Council had taken place, the planning agent admits that he only checked our website with regard to the stage of our NDP. No other prior consultation has taken place – other than that initiated by the PC on receipt of the application.
6. Due to the increased vehicle movements associated with two dwellings and the proximity of the driveway to the neighbouring properties the PC recommend that the drive be tarmacked or paved rather than the current/proposed shingle/stone chip surface dressing to reduce noise nuisance.
7. Mr Williams does not own the driveway but has an legal right of access over it. There would need to be a legal right of access for the new occupier over the driveway (and the splay if not adopted), otherwise the new dwelling will be landlocked. The land on which the driveway passes is owned by one of the neighbouring properties.

Permission.

162765: Land adjacent to Hightown Cottage.

Construction of a single storey, pitched roof two car garage complete with ancillary garden equipment store and room in the roof accommodation. Garage located on site of car port allied to housing development with planning approval. App. Ref: P140903/F

163747: The Firs, Old Lane

Proposed demolition of existing outbuilding and provision of a new garage store and workshop building of the same size and in the same position.

Works to trees in a Conservation Area: Works Allowed

163386: Chandos House

Proposed works to Weston Red Cedar tree – reduce the top crown down by approx. 3 – 4 metres.

03/17 13. FINANCES

13.1 Bank Account Balances.

01.03.17 Current Account..... £5144.78
01.03.17 Deposit Account..... £4630.94

13.2 Receipts...H.C. lengthsman scheme..... £ 484.80
Donation – St Peter’s Hall Comm... £ 102.96

13.3 Payments...The Council RESOLVED to make the following payments:

Adam Cordy...Tree work.....£ 270.00
Data Orchard...NDP.... £2189.27
Inf Comm..Data Pro... £ 35.00
Terry Griffiths...Roads... £ 338.40
Clerk’s salary...as agreed

03/17 14. CORRESPONDENCE/INFORMATION SHEET

The Council noted the correspondence received and Clerk’s information sheet.

03/17 15. MATTERS RAISED BY MEMBERS/MATTERS FOR NEXT MEETING

A parishioner has asked if a bus shelter or a decent waiting area, could be put at the bus stop opposite Everstone Rise. The **clerk** will see if we can get a grant for a bus shelter.

There may be a missing name on the war memorial, Cllr. Nightingale thought there may be a reason for that, she will find out.

Two trees came down on the common in the recent storm, they are not presenting a danger, so we will leave them for the time being.

Cllr. Hunter suggested that we ask Bridstow PC if they would do a combined litter pick along the A49, the **clerk** will ask at Bridstow's March meeting.

03/17 16. DATE OF NEXT MEETING

The next scheduled meeting is Wednesday 10th May, 2017 at 7.00p.m.

There being no further business the Chairman closed the meeting at 8.31p.m.

Signed.....

Date.....