

PETERSTOW PARISH COUNCIL

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

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

In attendance: Mrs Pat Newton (Clerk).
Cllr. Elissa Swinglehurst H.C.

11/17 1. **APOLOGIES**

None

11/17 2. **PUBLIC PARTICIPATION**

None.

11/17 3. **DECLARATION OF INTERESTS/DISPENSATION REQUESTS**

None were declared or requested.

11/17 4. **MINUTES OF THE LAST MEETING**

It was agreed that the minutes of the meeting held on Wednesday 6th September, 2017, be signed as a true record of the meeting.

11/17 5. **MATTERS ARISING FROM THE MINUTES**

5.1 Wellsbrook Lane effluent: The **Lengthsman** had arranged a site visit with the EA investigation officer, which should take place shortly.

5.2 Bus stop – opposite Everstone Rise: The clerk had received a reply from Jesse Norman MP, and the problem will be raised at the next liaison meeting with HC at the end of October, and will keep us informed.

5.3 Yew Tree Park – Planning: The Enforcement Officer had visited Yew Tree Park and written to the owner requiring removal of the unauthorised touring caravans and car within 28 days and to keep this area vehicle free. He will keep us informed.

5.4 Path from Wellsbrook Lane to Old Lane: This has been cleared.

11/17 6. **MATTERS FOR CONSIDERATION**

6.1 Shop site development: Cllr. Lown had contacted the architect for an update, the owner has been away, but an application will be forthcoming.

6.2 Community Safety Day: Nothing further to report.

6.3 Request from PCC: Noticeboard –refurbishment or replacement: The noticeboard has now been moved to its new site, adjacent to the church gate, and we had received a thank you email from the PCC.

11/17 7. **SPEED INDICATOR DEVICE**

The SID has now been fitted and is working well. It was queried whether the face could be red/green. **Cllr. Lown** will find out.

11/17 8. **REPORTS**

8.1 Herefordshire Council: The councillors had all received Cllr. Swinglehurst's latest report.

11/17 9. **WEBSITE – UPDATE:** Running smoothly.

11/17 10. **NEIGHBOURHOOD DEVELOPMENT PLAN**

10.1 The Draft Plan had been circulated to the councillors prior to the PC meeting for perusal, and it was unanimously agreed that it be **approved** to proceed to Regulation 14 Consultation. It was further agreed that authority to commence the Regulation 14 consultation be delegated to the Clerk and members of the Neighbourhood Development Plan Steering Group.

10.2 The minutes of the NDP meetings on 4th September & 2nd October were **approved** by the Parish Council.
Cllr Lown asked Cllr. Hunter to pass on the parish council's thanks to the working group for all their hard work to get to Reg 14.

11/17 11. COMMUNITY SPEED WATCH – Update

We need more volunteers, but otherwise still ongoing.

11/17 12. PLANNING

Application.

173392: Everstone Farm Barns

Erection of 5 dwellings and associated garaging: The Parish Council notes that this application is within open countryside in the parish and therefore falls under Policy RA3 of the core strategy. It is not within the previous or proposed settlement boundary for the parish. Having noted this however, the Parish Council recognises that this particular area has the potential to be suitable for development, despite its location and does not object on these grounds. Although this should not set a precedent for other development in open countryside within the parish. With regards to the proposed design of the dwellings, the Parish Council notes that the proposed development is adjacent to converted agricultural buildings and therefore considers the external design of the buildings to be inappropriate and that it should reflect more the distinctiveness of the immediately adjacent properties and the rural nature of the location, with less use of brick and more of local stone appearance incorporated in the external design. This reflects policy SS6 of the Core Strategy.

The proposed dwellings do not appear to incorporate efficient energy solutions, such as intergrated solar panels or grey water reuse technology. In alignment with Core Strategy policy SS7, we request that these be incorporated.

Finally, the application makes reference to the proximity of bus stops as a positive aspect with regards to utilising sustainable transportation, via the bus service between Ross and Hereford. We agree with this; however note that the bus stops in question have been identified by the Parish Council, Herefordshire Council and Highways England as subject to review for upgrade. Their current provision (with no raised kerbing and one having no proper hard standing) is, in the opinion of the Parish Council at best inaccessible, at the worst dangerous and we therefore request, that to accommodate the additional use implied in the application, the development be subject to a Section 106 agreement for a contribution towards improvement of the neighbouring bus stops on both sides of the A49. This reflects the intention of policies SS4 and SS7 of the core strategy.

172633: The Red Lion

Retention of one and one new 2.4m x 1.2m coloured non directional signs approx.. 1.8m off the ground..No objection

Permission.

172530: Lower Everstone House

Demolish single storey rear extension and attached garage. Various proposed extensions and external ancillary works. New foul drainage system. Change of use from agricultural land to domestic curtilage...

Works to trees within a Conservation Area: Works Allowed.

172977: Hightown House

Proposed works to Leylandii (T1) Fell. Walnut (T2) Remove two low branches, one growing towards Willow to rear and one growing over Conifer hedge cutting back to the main trunk.

11/17 13. FINANCES

13.1 Bank Account Balances.

01.11.17 Current Account.....	£8256.97
01.11.17 Deposit Account.....	£4631.87

13.2 Receipts...PRECEPT.... £3675.00

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

Terry Griffiths...Roads...	£ 194.40
Terry Griffiths...Activity...	£ 92.40
Clerk's expenses...	£ 50.28
PCC Donation...	£ 350.00
PCC Poppy wreath...	£ 20.00
Data Orchard...NDP...	£1846.20

13.4 Set precept for 2018/19: After discussion it was RESOLVED that the precept for 2018/19 would be £7570.50

External audit completed...No problems.

11/17 14. CORRESPONDENCE/INFORMATION SHEET

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

11/17 15. MATTERS RAISED BY MEMBERS/MATTERS FOR NEXT MEETING

A parishioner had requested a dog bin on Bowers Lane, this will be discussed further at the January meeting.
Cllr. Lown said that the benches on the common need attention, at least one needs replacing, this will be discussed at the next meeting in January.

There is a large pot-hole on the U71014, Cllr. George will report to HC.

The next scheduled meeting is Wednesday 3rd January, 2018 at 7.00p.m.

There being no further business the Chairman closed the meeting at 8.03p.m.

Signed.....

Date.....