

# PETERSTOW PARISH COUNCIL

## MINUTES of a PLANNING MEETING held on SATURDAY 3<sup>RD</sup> FEBRUARY in ST PETER'S HALL at 12.00noon

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

**In attendance:** Mrs Pat Newton (Clerk)  
16 members of the public,

### 02/18 1. APOLOGIES

Cllr. Frances Nightingale

### 02/18 2. INTRODUCTION BY Cllr. LOWN

The owner of the site approached the Parish Council nearly a year ago to discuss their proposal to submit an application for housing with the inclusion of a shop/Post Office for the good of the community.

The PC subsequently had several discussions with the owners agent based on a proposed scheme for 6 dwellings and a Shop/PO unit with accommodation above. The PC raised numerous observations/considerations on behalf of the village which we considered important or as potential covenants on any future planning consent.

These included:

1. The need to covenant that a shop/PO remains (not the current shop building itself) and that usage cannot be changed in the future.
2. The need to maintain the PO function throughout the build phase ('cabin/pod' or mobile unit).
3. Site access/egress and road safety – compliance and improvement.
4. Funding by the applicant of a Speed Indicator Device, to complement the existing SID and CSW activity, to contribute to speed awareness and reduction on the A49.
5. Site drainage and waste disposal – to not worsen the current situation, but preferably to improve it for all.
6. Site density – reflecting the draft NDP that the number of dwellings be both reduced and provide more affordable housing.
7. Parking – provide sufficient parking for anticipated vehicles (including 'guests')
8. Appearance – Use of complementary building materials (local stone, wood, pavements not tarmac etc.)

Keep mature trees and add screening.

Reduce/eliminate non-owned spaces to ensure upkeep

Provide and maintain planters

Conditions on garden sheds/buildings (size, materials etc.)

Low level lighting (not street lighting)

No neon/backlit shop signage

No 24/7 opening (latest 2300 hours)

9. Relocation of Public Call Box and Post Box into car park

10. Provision of a Parish Noticeboard
11. Provision and management of a litter bin
12. Provision of a parcel drop/collection facility
13. Provision of an external Cash machine (free withdrawal)
14. Provision of a Grit Bin and community grit store (for one pallet load)
15. Not to develop during winter months (road safety and mud on road)
16. Maintain a clean site and access/egress during build phase.

The owner and architect took on board these points from the PC and amended the proposal incorporating the above, the revised proposal was subsequently displayed at a Public meeting in June 2017. The proposal reduced the number of dwellings losing a detached house and dividing another into two, more affordable housing (anticipated market value £150-160k). Following feedback, questions and comments raised at this Public meeting the Architect has since revised the proposal with the aim to resolve issues and incorporate suggestions. The planning application has now been formally submitted by the applicant to Herefordshire Council and the consultation deadline is 15<sup>th</sup> February. The Planning Officer invites comments from Committee bodies (PC, Highways, Conservation, Water Authority etc.) and the PC will submit a response following this meeting based on material matters.

Members of the public are invited through public advertisement to comment directly to HC Planning Department.

The PC recognises that the owner has been very proactive, open and considerate to the long term impact and desired benefit to the community, giving the community the opportunity to inform the proposal at an early stage.

The site is central to our village and is a visual focal point and appropriate development can only improve the visual amenity of the village. The site is identified in the draft NDP as a site of possible development.

On separate but related matters I do propose that we, the PC, following completion of the NDP, facilitate a community Working party to explore:

1. The reduction of the Plated Speed Limit through the village to 30mph
2. The provision of a controlled pedestrian crossing across the A49

These will be significant campaigns and will require the support and involvement of the community.

### **02/18 3. PUBLIC PARTICIPATION**

Concern was raised about the proposal on the application for another road on to the A49, the parishioner felt that the Parish Council were not aware of the seriousness of the situation. There were already problems with turning off the A49 into Old Lane and New Lane, and another road would be extremely hazardous.

Many concerns over the possibility of flooding and the problem of surface water, and also the disposal of sewage. The Chairman explained that we were aware of all these issues, and had been in discussion with the architect on several occasions, to get reassurance these concerns would be taken into account.

Concern was also raised about the continuation of the shop and post office, this was dealt with in the introduction by Cllr Lown.

Cllr. Lown said that all concerns by parishioners, should be sent to the planning officer, before the deadline, so he is aware of their feelings on this application.

**02/18 4. PLANNING APPLICATION**

**174522: Peterstow Village Stores**

Proposed demolition of existing shop premises with post office and provision of new shop, post office with accommodation over. New driveway road with two semi detached affordable houses and two detached houses.

***The Parish Council comments for this application can be viewed on the HC website, also viewed on the Parish Council website, adjacent to the minutes.***

There being no further business the Chairman closed the meeting at 13.13p.m.

Signed.....

Date.....