

CLIFFORD PARISH COUNCIL

Minutes of Extraordinary Meeting held on Wednesday 16th December 2020 at 7pm

Present: David Jones, Candia Compton, Margaret Davies, Will Bullough, Fiona Goodwin, David Morgan, Matthew Lloyd, Billie Cooper

Also Emma Noble, Clerk and one member of the public.

1. To receive apologies for absence – Martin Preece
2. To receive declarations of interest and written requests for dispensations – CC and WB declared an interest in planning application 203887 and will abstain from this discussion.
3. To receive views on parish matters from local residents. (10 minute allocation) one local resident was present and declared an interest in the planning application 203843. The Chair advised the resident that the parish council allocates a short time for this. The local resident expressed concern over the planning application on the grounds he felt it would be extremely close to his boundary and compromised his right to light. The Chair instructed these comments to be discussed further under 5.2.
4. To approve minutes of previous meeting 12th November 2020 – CC mentioned the minutes were fine but number plate recognition is now in operation at the Toll Bridge and that will need investigating further. Clerk to clarify the situation and report at the next meeting. The minutes were agreed to be a true account of the meeting and ADOPTED. Action: CLERK
5. To comment on planning applications determined by Herefordshire Council

5.1 To comment on Planning Consultation 204133 White House Farm, Watery Lane, Hay-on-Wye, Hereford, Herefordshire HR3 5TB.

DESCRIPTION: Proposed variation of condition 2 of planning permission 163327 (Erection of a barn egg unit for fertile egg production) to regularise as built development.

13 vents instead of the agreed 7 were noted to be the change of conditions. Other problems noted were a shiny rather than matt roof. WB asked why 13 were put in instead of 7 as no explanation has been given and it was felt not being given the rationale behind it is not satisfactory. The shiny roof was not previously raised before the Parish Council. It was mentioned Cllr Hewitt has requested the air quality be measured, concerns over the roof and the agreed trees not being planted.

WB looked at the drawings in regard to the water system and it shows 13 vents collecting chicken dust which when it rains it would go into Hardwicke Brook. Hardwicke Brook around this area are reading 12 times higher phosphate levels than the Environmental Authority recommended readings. The clerk will comment this to Herefordshire Council. The Parish Council would like to know why they put in 13 vents, is there a relation between this and high phosphate levels in the brook and did the roof comply with the original plans.

ACTION: CLERK

5.2 To comment on Planning Consultation 203843, Holly Cottage, Clifford, Hereford, Herefordshire HR3 5HF

DESCRIPTION: Proposed conversion of an existing garage structure into a self contained annex.

DJ asked the local resident to confirm his concerns which was recorded as expressed concerns over the size of the application in regard to keeping within the area of Priory Wood. The concerns were structural, maintenance in relation

to close proximity and practical in reference to foul water as detail has been omitted from application. DM had visited the site to report back to the Parish Council and spoke to the applicant. The applicant is considering removing the hedge.

CC asked if current wall is boundary and the owner of the neighbouring property confirmed it was and a French drain has been installed to help to take water away from his property. The resident raised concerns of weakening the wall with footings for the proposed building. CC asked if the reason was known as to why the annexe was being built and what were the plans if the property was ever sold. MD asked the resident if the case officer was due to come out and they indicated that they may need to come out to visit rather than the drive by that had already taken place.

CC felt the design access statement was missing and that there was a lack of detail. CC also felt the proximity between both buildings need further investigation and that she had concerns over the sewer water and also the right to light along with lack of parking. All Parish Councillors were in agreement with CC and the clerk will confirm the comments to Herefordshire Council.

CC also raised that the condition should also be added that the properties are not sold separately in the future.

ACTION: CLERK

5.3 To comment on Planning Consultation 203887, Land at Castle House, Clifford, Hay-on-Wye, Herefordshire.

DESCRIPTION: Construction of a new dwelling and adjoining bespoke furniture workshop in the grounds of Castle House.

No concerns raised from any local residents. No reasons were given why they wanted the new dwelling with a workshop but it came to light that it is for their son who has had his workshop there for a number of years. Access is there and no objections were raised but it was recommended that the houses are not be sold separately in the future.

5.4 To comment on Planning Consultation 202675, Pen Y Lan, Broadmeadow Lane, Hardwicke Hay-On-Wye, Hereford, Herefordshire HR3 5TA.

DESCRIPTION: Proposed installation of tennis court on agricultural land currently used for garden.

No objections were raised by Clifford Parish Council as it was felt it was out of view.

This meeting finished at 8pm.

Signed..... Chair Person