

CLIFFORD PARISH COUNCIL
Extra Ordinary Meeting of the Parish Council on
Tuesday 27th April 2021 at 7.00pm via Zoom
Minutes

Present: David Jones, Candia Compton, Billie Jones, Margaret Davies, Matthew Lloyd, David Morgan, Will Bullough, Emma Noble (Parish Clerk).

Also Present: Egbert Smit from NDP), William Bloxsome (NDP Consultant) and one member of the public.

- 1. To receive apologies for absence – Martin Preece, Fiona Goodwin, Matthew Lloyd and David Morgan**
- 2. To receive declarations of interest & written requests for dispensation – MD declared an interest in this and did not take part in the discussion.**
- 3. To approve minutes of last meetings (March 11th) – The minutes were agreed by all present to be a true account of the meeting and ADOPTED.**
- 4. Open Session**
 - 4.1** To receive a verbal report from the Ward Councillor – JH had emailed a report prior to the meeting. JH has been on leave for a couple of weeks but is now back on duty.
 - 4.2** To receive views on parish matters from local residents. – please also see Item no 6
- 5. To consider the amended draft of the Neighbourhood Development Plan**

One member of the public was in attendance and raised questions and concerns over the draft NDP. It was clarified that the current position was that the draft was put forward to the Parish Council by the NDP Steering Group whom were working on the document on behalf of the Parish Council. The Steering Group has dwindled in numbers and have worked tirelessly to put the document together along with William Bloxsome who is an independent consultant. If the draft was approved it would move forward for submission to Herefordshire Council under regulation 15 of the Neighbourhood Planning regulations.

There are currently 28 dwellings that form part of the plan of a minimum of 30 dwellings by 2031. The resident pointed out that there were areas of development that were on the plan that would take the Parish Council over the number of 30. William Bloxsome explained that the steering group had worked with landowners who were open to develop land for residential dwellings but that these areas may actually never be developed. The parish plan will be taken into consideration when future planning applications are submitted.

If the number of 30 was reached before the end of this year would the parish plan still be amended to show that no further developments were needed. The planning consultant confirmed that areas for development would still be in place if the plan is adopted.

It was confirmed that a workshop had taken place in the initial stage of the NDP and local affordable homes had been discussed.

The Parish discussed the options of either going back to the steering group to look again at the NDP, voting that they no longer want a parish plan or approving the draft NDP.

Three privately owned greenspaces need to be removed from the original NDP at the request of the owners.

WB proposed the plan be submitted to Herefordshire Council under regulation 15 of the Neighbourhood Planning regulations and DJ seconded. All present were in agreement and the clerk will inform Sam Banks at Herefordshire Council.

Action: Clerk

6. **To comment on construction works at Newton Farm HR3 5SX** – MD did not take part in this Zoom discussion on the agenda – please see item 2. A concerned resident had commented to a parish councillor about works at the site named and it was agreed that the Clerk will contact the planning officer to enquire if an amendment to planning had been received. **Action: Clerk**

7. **Planning** – To comment on applications determined by Herefordshire Council
And any other planning application under Clerks delegated powers.

- 7.1 Planning Re-consultation 202395 Land to the North of Wellfield Bungalow, Clifford, Herefordshire, HR3 5ER DESCRIPTION: Residential development of 4 dwellings including related access and services in place of previously approved 5 dwellings – comments by 30th April. – it was felt a professional assessment of drainage was needed for the re consultation and the clerk will submit comments to Herefordshire Council.
- 7.2 Planning Consultation - 210394 Land at Sheepcote Bungalows, ADDRESS:Clifford, Herefordshire, DESCRIPTION:Proposed variation of condition 2 of planning permission 151378 (Proposed demolition of three existing dwellings and the provision of three Passivehaus standard replacement dwellings) To amend the design of the houses to make them smaller and more affordable. Comments by 12th May - new houses will be higher than flood level. It was felt by the parish Council that a floodplan evacuation plan was needed for access roads as this would cause problems with flood water.
- 7.3 Planning Re 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. Comments by 30th April. – it was agreed that the previous comments that the Parish Council made still stood. The roof is shiny and this is not acceptable. Twice as many chimneys with no explanation as to why. Phosphate levels need investigation in the nearby brook. The pond is larger than proposed and impeding on public footpath. It was felt that HRA needed to monitor the brook more regularly to have an idea of the phosphate levels in the brook.

To note/comment on decisions and Appeals determined by Herefordshire Council.

- 7.4 Re Planning application 210972 Sheepcote Farm, Clifford, Hereford, HR3 5HU Enforcement Appeal
A description of the alleged breach of planning control: Without planning permission unauthorised operational development in the area, to extract significant amounts of gravel to facilitate the raising of land and works associated with foundations and slurry chambers in connection with a proposed dairy development. Comments by 5th May.. – This was NOTED.
- 7.5 Re Planning application 193347 Derry View, Newton Lane, Middlewood, Dorstone,
Retention of caravan for residential occupation for temporary period. – refusal of planning Permission. Comments by 23rd April but extension has been requested – After discussion it was felt that the Parish Council will re submit comments to clarify that they would now support the application but with strict conditions in place.
- 1) This is to be the residents sole residence
 - 2) That only the current resident can live there
 - 3) That the agreement expires when the current resident is rehomed or is deceased.

The decision was not unanimous but the majority voted in favour of supporting the application and the clerk will submit these comments.

8. Finance

- 8.1 To consider clerk salary as per agreed budget - ACTIONED

8.2 To consider invoice from D Bennet £137.75 - ACTIONED

9. Items for next agenda

10. Date of next meeting May 13th TBC

Meeting finished at 21.18pm

SignedChairperson

date.....