

PUTLEY PARISH COUNCIL

Parish Clerk – Mrs C Stallard Daniels, Donnington Court, Ledbury, HR8 2HX,
Tel 01531 890273, email Putleyclerk@gmail.co.uk

Minutes of the Parish Council meeting on Thursday 19th November 2020 At 7.30 by Zoom

Present: Councillors Stanier, Herbst, Denman, Bodger and Booth. Also in attendance was County Councillor Lester.

1. To receive apologies for absence.
There were no apologies received.
2. To record any Declarations of Interest and consider any Requests for dispensations.
There were no Declarations of Interest.
3. To receive a report from the Herefordshire Council Ward Member:
Councillor Lester updated the situation on the Transport Policy review, which showed that the original decision was found to be sound. A river taxi has been put forward as a means of easing congestion. The Core Strategy is under review and may require further housing being required in the County. Consideration is now being given to the budget for 2021/22.
4. Public Participation. Please note that decisions cannot be made on items not on the agenda.
There were no members of the public present.
5. To approve the minutes of the Parish Council Meetings held on 17.09.2020, 02.10.2020 and 16.10.2020
Resolution: The minutes were approved as a true record of the meetings.
6. Finance:
 - a. To consider payment of outstanding accounts:
Clerks salary November and December
The Cider Press Council updates £300.00
 - b. To note payment between meetings:
Clerks salary October
 - c. To note finance report and bank balances.
 - d. To note financial checklist.
 - e. To discuss budget and precept for 2021/2022.
Resolution: Payment of accounts was approved, finance report and bank balances noted, financial checklist noted and the proposed budget of £9000 was approved, proposed by Councillor bodge and seconded by Councillor Herbst.

7. Planning:

- a. To consider Council response to planning application 203573 & 203574, planning permission and listed building consent, Bulls Grove, Putley, HR8 2RB

Resolution: Application numbers 203573/FH and 203573/L

Single storey link between existing cottage and barn, convert barn for further accommodation. Erect 3 bay garage with storage above, move existing access.

Bulls Grove is situated within the parish of Putley and the Putley Neighbourhood Development Plan and associated policies pertain to this application.

Putley Parish Council has considered the application in three parts.

The application for a single storey link between the existing cottage and barn, and the conversion of the barn for further accommodation, have our full support. It is our view that the design proposals respect the character and significance of the redundant barn and represent the most viable option for the long term conservation and enhancement of the original dwelling and the heritage asset of the barn, together with its setting. We believe that this part of the proposal meets Point 1 of RA5 (Re-use of rural buildings), Herefordshire Local Plan Core Strategy 2011-2031,.

However, Council has concerns regarding the scale and design of the proposed garage, being over large in all dimensions in relation to the modest size of the existing dwelling, even when this is augmented by the addition of the barn conversion, and especially within what must be considered the curtilage of a Listed Building. Herefordshire Local Plan Core Strategy 2011-2031, Policy SD1, states that “new buildings should be designed to maintain local distinctiveness through.... respecting scale, height, proportions and massing of surrounding development.” It is our view that the scale, design and features of the upper storey in particular exceed that required for the described use as ‘storage’.

Council also has reservations regarding the siting of the proposed new access. We understand that Highways officers have already asked for additional information on whether the required visibility is achievable on site. The chosen access point on a slight bend has restricted visibility, which is exacerbated by the presence of trees and vegetation on and beyond the property boundary. Putley Neighbourhood Development Plan, Policy PUT8 (Building design and access) states that development proposals should:

“..... 4. be capable of being safely accessed from the local road network without undue local environmental impacts which cannot be mitigated;”

We welcome the fact that the winter pond is to be retained, but suggest that consideration be given to moving the access point to the other side of the pond.

b. To note updates on planning applications: All the following are approved with conditions

201164 Lazy Acre

201197 Lower Court Farm

201716 The Tomkins, Durlow

202224 Plot 1, Combecroft

202002 Lazy Acre

The updates were noted.

8. Highways/Footpaths:

a. To receive a report from the Lengthsman Coordinator.

No update was available.

b. To receive a report from the Footpath Officer.

Councillor Denman updated Council on the difficulty obtaining materials from Balfour Beatty and on problems replacing finger posts due to cabling for broadband. Councillor Lester will look into the problems on behalf of Council.

Gates at Commanders Wood are difficult to open and close, Councillor Denman will arrange for them to be checked.

Council approved the purchase of 3 new gates.

9. To receive an update on the hedge and other matters concerning the Play Area and to consider the Council's position.

The play area is looking very neglected. Councillor Denman will liaise with the hedge owner to see if the hedge can be cut by other methods. Clerk will contact Platform Housing for the latest safety report.

10. To receive an update on the Parish Council website.

The website is now compliant with the new regulations.

11. To receive a report on the Cider Press.

Councillor Booth has included thanks to Simon Foster for his time as a Councillor and information on the casual vacancy for a Councillor.

12. To receive agenda items for the next meeting.

13. To note the date of the next meeting, scheduled for Thursday 21st January 2021

Signed

e Stallard Daniels

Clerk to the Parish Council

09 August 2021