*8-2021*

**WEOBLEY PARISH COUNCIL**

**PARISH COUNCIL MEETING**

Minutes of the Weobley Parish Council Meeting held at Hopelands Village Hall, Weobley, HR4 8SN on Tuesday 28th September 2021 commencing at 7:00pm.

**MEMBERS PRESENT:** Councillors L Anderson (Chair), J Simons (Vice Chair), A Apps, C Breen, P Lloyd, C Mills, H Quinlan and C Saunders (2 Vacancies*).*

**IN ATTENDANCE:** Clerk to the Council – Romily Giddens, Ward Cllr Jones and two members of the public.

1. **APOLOGIES FOR ABSENCE**

No apologies for absence were received.

1. **DECLARATIONS OF INTEREST AND WRITTEN REQUEST FOR DISPENSATION**

Cllr Lloyd declared a personal interest in planning application 213310.

1. **CO-OPTION**

Council **NOTED** that there are 2 vacancies on the Council. There had been interest recently as a result of the Welcome to Weobley event but no formal applications had been received.

1. **MINUTES**
   1. It was **RESOLVED** that the minutes of the Council Meeting held on 27th July 2021 be agreed and signed as a correct record.
2. **OPEN SESSION**
   1. **Police Report** - The Police were not present and no report had been received. The Clerk would email to formally request the Police’s presence at the next Parish Council Meeting. The Council **NOTED** the recent vandalism to the Skate Park.
   2. **Ward Councillor Report** – The following report was received from Ward Cllr Jones:

* Councillor Liz Harvey wants more Herefordshire residents to come forward and join in the consultation financial budget for 2022 to 2023. There have been zoom meetings to join in the process but these have been poorly attended, people can still give their suggestions and contribute on line up to the 4th October. The council are looking to make savings of £11 million pounds on one scale but to borrow £20 to £40 million pounds at low interest rate over 50 years to make essential road surface improvements around the county.
* There is a free bus service running at weekends since the 4th September throughout Herefordshire. You can travel free of charge as long as you stay within the county. Extra buses have been laid on to travel to Ledbury, Leominster, Kington and other Herefordshire towns. This free weekend service will run for 12 months and is being funded by a covid recovery grant from central government to Herefordshire Council.
* Herefordshire Council Children’s Services is still experiencing difficulties. The Ofsted visit in July acknowledged that there was a New Management Team in place and that home visits to vulnerable children still took place throughout the pandemic lock down. But were critical that case-loads for social workers were too high. There is an improvement board set up with representatives from all parts of the council children’s services with an improvement plan to get agencies working closer together especially with legal services to prevent escalation occurring. The council legal service team has currently lost three members of staff which like all sectors is struggling to find replacements leading to using more agency lawyers.
* Hoople have now taken over the running of Maylord Orchard which the council purchased some 12 months ago, recognising the specialist nature to run and support this retail business into the future.
* It was great to see what a wonderful job Balfour Beatty had made of resurfacing Gadbridge road in August. But it is worth considering that Weobley is only going to get bigger and that unnecessary traffic needs to be kept out of the village to prevent congestion and damage to buildings. So what about a link road or by pass to the school?

**5.3 Local residents** – The following issues were raised:

* Residents thoughts on P212472/FH. The Council **NOTED** these. A comment had already been submitted by the Council.
* Power cuts were being investigated by Western Power. According to social media reports, problems with trees and overhead wires were now resolved.
* The Council acknowledged the future departure of Andrew and Jane from the Old School Shop in November.

1. **FINANCE**
   1. **Payment schedule** –

Council **RATIFIED** the following payments relating to August and September 2021 as outlined below:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **PAYEE** | | **SERVICE** | **CHEQUE** | | **TOTAL** |
| Welsh Water | Water Supply Back Lane Toilets | Cheque 1697 | £157.68 | |
| West Mercia Energy | Back Lane Toilets Electricity | DD | £16.31 | |
| West Mercia Energy | Back Lane Toilets Electricity | DD | £16.93 | |
| West Mercia Energy | Library and Rose Garden Electricity | DD | £53.72 | |
| West Mercia Energy | Library and Rose Garden Electricity | DD | £57.49 | |
| A Apps (Stickers International) | P.A.T Vinyl Stickers | FPO | £23.94 | |
| A Apps (Instantprint) | P.A.T 3 x A2 Posters | FPO | £55.99 | |
| A Apps (Instantprint) | WPC 3 x A2 Posters | FPO | £55.99 | |
| A Apps (Instantprint) | Facia Signage | FPO | £33.99 | |
| A Apps (Printed Easy) | 800 Copies of WPC Newsletter | FPO | £422.00 | |
| Gareth Higgs | Village Spraying | FPO | £290.00 | |
| PIP Printing | 2 x Information Signs for Play Area | FPO | £43.20 | |
|  |  |  | **£1,227.24** | |

Council **APPROVED** the payment of accounts relating to August and September 2021 as outlined below:

|  |  |  |  |
| --- | --- | --- | --- |
| **PAYEE** | **SERVICE** | **CHEQUE** | **TOTAL** |
| Romily Giddens | Clerk Salary August 2021 | Cheque 1698 | £392.60 |
| Romily Giddens | Clerk Salary September 2021 | Cheque 1698 | £392.60 |
| Romily Giddens | Clerk’s expenses\* | Cheque 1698 | £42.83 |
| Romily Giddens | 6-Months Working from Home Reimbursement (Feb-July)\*\* | Cheque 1698 | £50.00 |
| Mary Kenny (Aldi) | Toilet Rolls | Cheque 1699 | £10.45 |
| Mary Kenny (Aldi) | Hand Wash | Cheque 1699 | £2.00 |
| J Simmons (KBS) | Toilet Cistern for Museum | Cheque 1700 | £35.99 |
| Richard Baugh | Re-affix Road Signs to New Brackets | FPO | £80.00 |
| Richard Baugh | Closing in Gable End of Shelter | FPO | £175.00 |
| Upper Bridge | Redirection of Server | Cheque 1701 | £36.00 |
| Upper Bridge | Domain Name and Email Annual Fee | Cheque 1701 | £34.80 |
| C Breen (Screwfix) | 10 x Jubilee Clips to Reattach Litter Bin | Cheque 1702 | £15.00 |
| C Breen (Amazon) | Self-Drilling Screws Play Area | Cheque 1702 | £14.99 |
| C Breen (Morrisons) | Fuel for Mower | Cheque 1702 | £25.67 |
| C Breen (Morrisons) | Fuel for Mower | Cheque 1702 | £25.00 |
| C Breen (Amazon) | 50 x Waste Bags | Cheque 1702 | £14.95 |
| C Breen (Amazon) | 2 x Brushes for Skatepark | Cheque 1702 | £21.98 |
| C Breen (Amazon) | Bin Liners | Cheque 1702 | £28.17 |
|  |  |  | **£1,398.03** |

\* 2 months printing subscription, paper, 12x1st Class Stamps and ‘Paid’ Stamp

\*\* As per contract - £100 per year to accommodate electricity, lighting, use of space etc.

* 1. **Weobley Village Hall Grant Application** – Cllr Anderson declared an interest in item 6.2. The Council **NOTED** that an application had been received from Weobley Village Hall requesting a grant of £383.16 for reimbursement of safety and electrical work. The Council **RESOLVED** to reward the grant to the Village Hall.
  2. **Update on Future S106 Funding** – The Council **NOTED** an update on a recent site meeting with Yvonne Coleman (Planning Obligations S106 Officer) and Ruth Jackson (Parks & Countryside Officer). S106 Open Spaces funding has been agreed (£49,702.33). The projects include: Field drainage to Play area / new item of small play area equipment, Rose Garden refurbishment and Allotment funding.

The Council **NOTED** that Weobley Parish Council had obtained a ‘License to Occupy and Cary Out Alterations’ to the Rose Garden from Herefordshire Council. The License was signed by the Clerk, on behalf of Weobley Parish Council and Sarah Jowett, on behalf of Herefordshire Council on the 6th September 2021.

The Council **NOTED** the receipt of the ‘Anne Preece Memorial Fund’ which had previously been looked after by The Old School Shop. The donations totaled £475.96. The Council **RESOLVED** to send The Old School Shop a receipt letter

1. **CLERK**

The Council **NOTED** an update on the Clerk’s CiLCA qualification. The cost of the qualification is £410. The Clerk is also in need of a 6-month review. The Council **RESOLVED** to liaise with HALC to arrange this.

1. **PLANNING**

**Planning applications -** It was **RESOLVED** to make the following comments on applications to be determined by Herefordshire Council:

**APPLICATION: P212189**

SITE:Weobley, Weobley, Moss Field Back Lane Weobley Hereford HR4 8SG

DESCRIPTION**:**  Proposed construction of new 4-bedroom dwelling & garage.

COMMENT:

The Parish Council has some concerns over the scale and design of the proposed dwelling.

The ground where the plot is situated is higher than that on which existing neighbouring dwellings ‘Mossfield’ and ‘Bramley’ are located – the ground here rises slowly from north to south with ‘Mossfield’, sitting slightly higher than ‘Bramley’. This is not clear from the sketch of the street view. A to scale street view would give a more accurate vision of how the proposal will sit in this location and its relation to neighbouring dwellings. Although on the same building line, the scale and height of the proposed dwelling as indicated by the drawings suggests it will be more imposing in comparison to its neighbours and too dominant for the site, particularly in relation to the Pottery building to the south and the dwellings that it will overlook in Back Lane – both ‘Willow Cottage’ and ‘Misty Glen’ sit closer to the road than those in adjacent plots.

The proposed design is different to that of ‘Moss Field’ and ‘Bramley’ which are more ‘cottage’ style and reflect the existing dwellings. Some materials are the same - red brick and red clay tiles - but there is some oak framing and render infill which we assume applies to the bay section at the front of the dwelling (although this is not clear from the drawings) and which appears out of keeping, as does the design and style of the windows particularly the ones to the bay section and the stairwell. There also appears to be plans for a conservatory to the south elevation, shown as an outline on the drawings but with no further detail or indication of design.

**APPLICATION: P211711 – Appeal**

SITE: Weobley, Field Known as Emily's Meadow Weobley Herefordshire

DESCRIPTION**:** Enforcement appeal

COMMENT:

As part of the consultation process in respect of an earlier application P201432/F ‘Proposed site for a portable cabin for use as an agricultural classroom’, the Parish Council submitted our concerns in respect of hygiene provision at the facility, access to the site, proximity of the mobile classroom to the highway and its long-term presence.

In respect of the retrospective application P204246/F - Retention of portable cabin for use as an agricultural classroom - the Parish Council still had these concerns and responded accordingly, although this does not appear to have been received by Herefordshire Planning.

As per the Planning Officer’s Report refusing the application, we acknowledge that the application demonstrates a conflict with several of Weobley Neighbourhood Plan policies in respect of access to the site (WEO2), conserving the landscape (WEO9) and design and appearance (WEO13).

However, there is also support within the NDP for promoting sustainable development by the retention of community facilities and maintaining local business opportunities and employment (WEO1).

The site in question is both outside the parish settlement boundary and the conservation area, in a rural setting with one near neighbouring property, at Marsh Farm. It is already part of the applicants’ existing educational provision and the addition of the mobile classroom was necessitated by the loss of the lease on the former business premises within the village. This provided continuity of provision when no alternative site appears to have been available. There was no reference within the application to this being a temporary installation, although the Parish Council’s earlier consultation response asked that this might be a consideration by the Planning Authority and limited to five years pending future alternative provision.

Subsequent to the refusal of permission, the applicants have demonstrated that the reasons for refusal could be alleviated or mitigated. The Parish Council recognise the demand for and the quality of the educational support provided by the facility and that this has considerable weight but are also aware of the setting of a precedent. The retention of the mobile classroom could only be regarded as acceptable provided the Planning Authority were able to set the appropriate planning conditions in terms of;

• Disposal of foul water to meet with current regulations/restrictions

• Access to the site to ensure highway safety

• Appearance of the mobile classroom to reduce its impact upon the landscape

• Operating hours of the business to address any issues affecting the neighbouring residence.

**APPLICATION: P212472/FH**

SITE: Manor House Bell Square Weobley Hereford Herefordshire HR4 8SE

DESCRIPTION: Proposed erection of seven panel fence and associated works.

COMMENT:

We are aware that there is currently an ongoing dispute over property boundaries between the applicants and their neighbours at Bellbrook.

We note from a recent site visit that there is already a fence structure built over the banks of the brook on the applicants' side and which has some timber support posts in the bed of the brook. The posts are not only likely to decay fairly quickly but constitute an obstruction to the flow of water and should be removed, whether this be following approval of the application or not.

We acknowledge the installation of retaining brick or stone walls on banks of the brook elsewhere in the village. However, the loss of the bank and vegetation, the addition of the proposed stone wall and narrowing of the width of the brook in this location would almost certainly have the detrimental effect of driving excess water into the garden of Bellbrook when the brook is in flood and may also lead to flooding in both properties. With climate change affecting weather patterns, periods of intense rainfall and flooding are becoming more frequent.

The removal of the laurel hedge will be mitigated by the addition of the proposed 'floral wall' and trellis fencing. The proposed panelled fencing, already in situ pending relocation, has been referred to as temporary but there is no indication or suggestion of the timescale for its replacement by trellis fencing other than reference to maturing plants.

**APPLICATION: P213310**

SITE: The Sallies, High Street, Weobley, Herefordshire, HR4 8SN

DESCRIPTION: Conifer (T1) - fell due to outgrowing its position.

COMMENT: No objections.

**APPLICATION: P212529**

SITE: Throne Farm, Weobley, Herefordshire, HR4 8TE

DESCRIPTION: Alterations to close three existing accesses and create two new accesses. One a double gateway and one a single gateway (part retrospective).

COMMENT: No objections.

**APPLICATION: P212546**

SITE: 61 Bearcroft Weobley Hereford Herefordshire HR4 8TA

DESCRIPTION: Retrospective application for garage/workshop and summerhouse/studio.

COMMENT:

61 Bearcroft is located in an almost unique position as a corner property in Bearcroft, Weobley. The property already had an existing studio in place, prior to the addition of the new workshop in question. The primary concern of Weobley Parish Council was the planned usage of this workshop (as well as the studio) and the resultant consequences of this. The Council wished to emphasise its concerns over keeping noise to a reasonable level which is not above that of normal domestic use. Any commercial use would require the necessary permissions as well as restrictions over working hours and noise levels to ensure the residential feel of the area is preserved

**APPLICATION: P212546**

SITE: 92 Bearcroft Weobley Hereford Herefordshire HR4 8TD

DESCRIPTION: Leylandi (T1) – fell

COMMENT: No objections.

**APPLICATION: P213440**

SITE: 33 Burton Wood, Weobley Hereford Herefordshire HR4 8SZ

DESCRIPTION: Cherry (T1 & T2) - fell due to being badly pruned in the past which has compromised the trees

COMMENT: No objections.

**APPLICATION: P213510**

SITE: Little Orchard, Hereford Road, Weobley, Hereford, Herefordshire HR4 8SW

DESCRIPTION: Crown thinning- Eucalyptus and Silver Birch. Maple - Fell and

replace with smaller species (Japanese Maple or similar).

COMMENT: No objections.

**APPLICATION: P213478**

SITE: Pippin House (formally Colebrook), Weobley, Hereford, Herefordshire HR4 8RR

DESCRIPTION: Proposed 2 storey extension

COMMENT: Council **RESOLVED** to delegate the final comment to the Clerk, after liaison with Planning Working Group.

**APPLICATION: P213485**

SITE: Meadow Barn Cottage, Meadow Street, Weobley, Hereford, Herefordshire HR4 8SF

DESCRIPTION: Proposed single storey extension to rear and single storey extension replacing existing store lean-to to side.

COMMENT: Council **RESOLVED** to delegate the final comment to the Clerk, after liaison with Planning Working Group.

1. **PARISH MAINTENANCE**
   1. **Lengthsman Tasks:**

* Council **NOTED** that trees in Bearcroft were in need of pruning. It was **RESOLVED** that the Clerk would chase up these quotes.
* Spraying had been completed at a cost of £290.
* The Church Road was in need of maintenance. The Council **RESOLVED** to contact Herefordshire Council to request a mow.
* The Council **RESOLVED** to contact the Abattoir to maintain the overgrown hedge at the end of Kington Road.
* It was **RESOLVED** to order new 50L litter bins for Bell Square and Bell Square Car Park to replace the existing 25L bins which would be donated for use on Church Road.
  1. **Town Ditch –** The Council **NOTED** that the path running alongside the Town Ditch had deteriorated further and was in need of repair. The Council **RESOLVED** to liaise with relevant parties, in addition to the Locality Steward to progress repairs to the ditch.
  2. **Back Lane Traffic Calming –** The Council **NOTED** a request from a resident to consider traffic calming measures on Back Lane. After a discussion, it was **RESOLVED** that the Council would contact the Herefordshire Council Traffic Safety Officer for a site visit. It was **NOTED** that although the Museum and Library are accessed by this road, it is the only B-Road in the village with the alternative route running through the village centre.

1. **BONFIRE NIGHT**

The Council **NOTED** that the deposit from 2020 had been carried forward until 2022 and that the minimum cost for next year would be £2500 + VAT. The Council **RESOLVED** to contact relevant parties to locate an appropriate site for 2022.

1. **LIBRARY/MUSEUM**

Council **NOTED** that contractors, Royston Davies, were still working on the Library/Museum building. Council **NOTED** that both the Museum and the Library had now reopened. The toilet cistern had been replaced by Cllr Simons and Steve Dartnell.

1. **PLAY AREA**

The minutes from the Play Area Team’s (PAT) meeting had been circulated. The following points were raised:

* Some trees to be re-sited in consultation with Alan Jones
* 3 quotes pending re new path (by-pass for weather shelter)
* PC Summit postponed (Skate park presentation planned)
* Request for spare Christmas lights due to the predicted bulb shortage.
* External Access to disabled access - Cllr Simons has investigated possibilities. The Oil tank installation is in the way of original window on southern wall which could have been converted to door access.
* Portable toilets proposed for next year with the situation to be reassessed in the future.

1. **WEBSITE AND NEWSLETTER**

The council thanked Cllr Apps for all his time and effort spent on updating the two websites and the creation of the newsletter which had been delivered to nearly all of the residents of Weobley. It was **RESOLVED** to set up a new email address for Cllr Apps to use at a cost of £30 for set-up + £1.25 per month. The next Newsletter was planned for Spring 2022.

1. **INFORMATION SHEET**

Council **NOTED** that the following correspondence had been received:

* Parish Council Summit Invitation – August 2021
* Herefordshire Locality Steward update – August and September 2021
* Council Covid-19 updates – August and September 2021
* Talk Community updates – August and September 2021
* Information Corner HALC – September 2021
* HALC Training Schedule – September 2021
* Wildlife Trust ‘Weobley Wildlife Meadows’ – September 2021

1. **DATE OF NEXT MEETING**

Council **NOTED** that the next meeting of the Council would be held on **Tuesday 26th October 2021** at 7.00pm in Hopelands Village Hall, Weobley, HR4 8SN.

There being no further business the Chairman declared the meeting closed at 9.25pm.

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**CHAIR: DATE:**