**Minutes of**

**The Meeting of Stretton Sugwas Parish Council are summoned to a meeting on**

Thursday 18th February 2021 at 7.00pm

Minutes

In attendance: Andy Fellowes (Chairperson) Stuart Howard, Garnet Cresswell, John Robinson (Vice Chair), Beryl Andrews, Gail Hume, Bob Matthews (Ward Councillor) :Also present: Emma Noble, Parish Clerk

Due to COVID 19 this meeting was held via Zoom.

1. **To receiveapologies –** Hilda Davies
2. **To consider minutes of meetings held January 18th 2021 –** These were agreed by all those present to be a true account of the meeting and ADOPTED
3. **To receive declarations of interest and written requests for dispensation –** no declarations received.
4. **To receive views of parish matters from local residents –** no local residents present although a concern from one resident had been reported to a Parish Councillor regarding an increase in dog fouling. This will be added to the agenda for the next meeting.
5. **To receive a report from the Ward Councillor –** Cllr Matthews reported that there is likely to be an amendment to the number of houses, 50 % less than originally proposed, on the development off Three Elms Road, this is due in part to the western bypass route no longer proceeding. Ward Cllr Matthews also confirmed the Southern Link Relief Road will no longer happen. Cllr Matthews has asked Herefordshire Council to consider that the first floor of the multi storey car park at the Bus Station be reserved for NHS Staff.
6. **Planning - To comment on planning applications determined by Herefordshire Council**

**6.1 To comment on planning application 210504 –** Land at The Lakes – reserved matters following outline approval 191554 - outline approval for plots 1,2,3,4,5,6,7,8 and design barn on plot 9. Full approval for proposed road to the development and for plot 10) approval of details and layout, scale, appearance, access and landscaping to Plots 1,6 and 7.

The Planning Steering Group visited the site and the following comments were agreed by all those present and will be submitted by the clerk:

The Parish Council objects strongly to the current application. None of the concerns raised at the

previous hybrid application have been addressed

For example the proposed slab level of the house on plot 6.

The floor level will be perched on made-up ground above the original land profile (which slopes

steeply towards the eastern boundary). The excess soil at the north-east corner of the site,

immediately adjacent the corner of the churchyard, derives from the deposition of soil from the rest

of the development

The floor will be some 2 metres above the eastern boundary ground level and churchyard corner

and 3 metres above the adjacent field (as per levels shown on the client’s survey)

The house itself will tower above the corner of the churchyard and destroy the ambience of this

sacred and historic site. (See appended photograph showing floor level profile in the corner of the

churchyard)

Also it is not acceptable to consider plots 1,6 and 7 without details of the rest of the site.

In the current application, house elevations are shown individually as being on level sites without

any reference to the rest of the surroundings. This is a false representation.

Neighbourhood Plan

Policy SS1 Protecting Sensitive Landscapes

Development should be designed to take account of local topography.

Policy SS4 Building Design Principles and Protecting Heritage- para 2

New Development should be of a scale, mass and built form which corresponds to the characteristics

of the site and its surroundings.

To comply with these policies, it is necessary to see a full landscape interpretation across the site.

This would include sections through the whole site from east to west and north to the churchyard

showing the relationship to adjoining land. This cannot be achieved by focussing solely on plots 1,6

& 7.

Historical note

When the workshop was originally granted planning approval, the Parish Council were assured that

the fields behind would not be built on and a Section 106 development restriction was placed on

these fields.

1n January 2016 a further workshop block behind the present one was approved (There are no

associated documents from this approval). In order to achieve this, the Section 106 Development

Restriction was revoked, but not until June 2016, 6 months after planning approval! This was done

without any evident correspondence with the Parish Council.

The second workshop was not built and with the restriction lifted, planning permission for housing

was granted.

Despite and because of all these apparent irregularities, the Parish Council is determined that the

site should be developed in the most sensitive way within the landscape without any detriment to

the adjoining properties and church.

If there is any doubt about the accuracy of this objection, the Parish Council would be pleased to

meet the planner on site

1. **Finance – To consider payment for:**

7.1 Clerks salary as determined by agreed pay scale – This was ACTIONED. GC asked if it was necessary to have this documented at every meeting but it was confirmed to be a condition in the Financial Regulations that all payments are documented.

7.2 To consider HALC invoice for 21/22membership £410.99 to include HALC affiliation fee 21/22, HALC

subscription fee 21/22 and NALC subscription 21/22. This was ACTIONED

7.3 To consider payment for the website provision April 20 – December 20 and January 21- March 21

£98.40. This was ACTIONED

1. **To discuss surface water drains long side Brockall Wood on the A438** -This concern had been addressed

by Balfour Beatty Prior to the meeting.

The clerk raised the following under delegated powers as the correspondence had come in after the agenda had been posted:

**Church Road Footpath and road markings**

Andy Byng had been in touch to say that as the road was due to be re surfaced it would seem sensible to implement the previously agreed road markings to improve road and pedestrian safety. Gates and white lines were agreed at a previous Parish Council Meeting and this was agreed to be a good idea. GC raised concerns that this may divide the village and gates would be more beneficial at the beginning and end of the village rather than just on Church Road. This was noted but it was agreed to proceed with the current plan and reviewed. The clerk will Andy Byng to implement the agreed works. **ACTION: CLERK**

**10) Broken stile**

To note the stile along the footpath from Stretton Sugwas to the top of Breinton Common (possibly SS11C) is broken. (reported by local resident) – AF confirmed that he had come across a stile that was still accessible but that one part of it had slightly broken but it could still be used. The clerk confirmed it had been reported to Balfour Beatty for action.

**11) Policies -**

**11.**1 To consider adopting the Environment Policy – this had been emailed those present. ST proposed the policy and AF seconded that the policy should be adopted. All those present agreed and the policy was ADOPTED. GC asked if it would be visible on the website and GH confirmed it would be. GH asked for more information on the accessibility of websites as the Parish Council were not aware if the recent change in regulations. This will be explored further. GC has emailed a quote from a local website company. All present thanked GH for her work on the website and will assist in anyway they can. It was agreed to add this to the agenda for the next meeting. ACTION: GH EN

11.2 To consider adopting the Finance Regulations Policy – The policy was emailed prior to the meeting and

It was agreed by all present to ADOPT the policy. The clerk will forward the policy to GH to display on the website. ACTION EN GH

11.3 To consider adopting the Standing Orders Policy - The policy was emailed prior to the meeting and

It was agreed by all present to ADOPT the policy. The clerk will forward the policy to GH to display on the website. ACTION EN GH

1. **Correspondence**

12.1 Core Strategy Settlement Hierarchy Settlement Review Please refer to Clerks Information Sheet – this was filled out during the meeting and the clerk will submit to the Neighbourhood Planning Team at Herefordshire Council.

1. **Items for the next agenda - website**

**14)Date of Next Meeting – 18th March 2021**

**Meeting closed at 7.52pm**

**Signed ………………………………………………………………………….. Chairperson**

**Date………………………………………………………………………………**