

PIXLEY & DISTRICT PARISH COUNCIL

Parish Clerk: Mrs J Chester, Mapleside, Ashperton, Ledbury, Herefordshire, HR8 2RZ Tel: 01531 670036
email:- pixleyclerk@btinternet.com website:- <https://pixleyanddistrictpc.org.uk>

Minutes of the extra-ordinary Parish Council meeting held on Wednesday 6th February 2019

Present

Councillors K Bray (KB), J Cowell (JC), J Davenport (JD), M Skittery (MS), E Thompson (ET), M Thwaites (MTh) and M Tristram (MTr)

In Attendance

Janet Chester – Parish Clerk

Members of the Public: 4

The Chairman Cllr Bray welcomed everyone to the meeting

1. Apologies for Absence

Cllrs P Hawker and S Swaithes (other commitments)

2. Declarations of Interest and Requests for Dispensations

None.

3. Public Participation Session for Local Residents to raise matters relevant to the Parish Council

Residents present expressed their concerns and objections to planning application 184486 below, including the access onto the A4172 which was installed last year and the impact and proximity on neighbouring businesses and farming.

4. Planning:

4.1 To Consider Planning Applications for comment:

184486- Land off Roman Road, Newbridge, Aylton, Ledbury, Herefordshire

Proposed 6 holiday lodges with new access

PC Comment: Although Pixley and District Parish Council would normally encourage this type of diversity and tourism we OBJECT to this planning application for the following reasons:-

ACCESS - The Parish Council have already made Herefordshire Council aware of their concerns regarding speed and road safety along the A4172 and another new entrance onto this road would only increase these concerns. There are a number of property entrances very near to the proposed new entrance and more slow vehicle movements would increase congestion and the likelihood of accidents. The applicant states that there is an existing gate between the site access drive and the verge on the A4172. This new gateway was actually installed in Spring 2018, without planning permission, by removing an existing full hedgerow, there was never an existing entrance onto the A4172, and this would be evidenced by Google Maps photos of the site and by many local residents witnessing it being installed last year.

LOCATION OF LODGES - The Parish Council have concerns over the location of the proposed lodges as they will be on the boundary of the site and within close proximity of livestock buildings and lodges on an existing holiday park resulting in a negative impact on these businesses. The Parish Council also feel that the density of the lodges on the proposed site is too intense.

TENURE

In the event that the planning approval is granted the Parish Council would like to see robust conditions regarding the future running of the site to ensure that it is used solely for the purpose as set out in the application.

- 1. No letting to exceed 4 weeks in any eight week period
- 2. Lodges not to be disposed of individually only as a complete site.
- 3. No permanent occupation for management reasons.

The conditions are intended to preserve the intended holiday use and to prevent "back door development "

5. Finance / Governance:

5.1 To Consider Payments of Outstanding Accounts

000470: Munsley WI – Hall hire - £71.65 (replacement cheque) – Payment refused
 000471: J Chester – reimbursement for grit bins £233.98 and defibrillator maintenance contract
 £142.80 – Total £376.38 - Payment agreed but amended to 000470.

RESOLUTION / ACTION: It was previously reported that the cheque previously made out for Munsley WI Hall hire had been accidentally destroyed and a replacement cheque had been requested. The clerk had checked with the bank and it had been presented in Sept 2018 so no replacement cheque will be authorised. Therefore payment 000471 above will be amended to 000470. AGREED.

6. To Raise Items for Next Scheduled Parish Council Meeting (no discussion)

- NDP
- A4172 Report – EOM may need to be arranged
- J Lester – response to email querying repair of potholes

7. To Note Date of Next Meeting – Monday 25th March 2019

The Chairman declared the meeting closed at 20.30pm.

Signed:.....
Chairman

Dated:.....