

# 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 Parish Council meeting held on Monday 30th September 2019

### Present:

Councillors K Bray (KB), Mrs J Cowell (JC), J Davenport (JD), K Davies (KD), A Mawby (AM), M Skittery (MS), S Swaithe (SS), E Thompson (ET), Mrs M Thwaites and M Tristram (MTr)

### In Attendance

Three Crosses Ward Councillor Jonathan Lester

Cllr John Harrington – Herefordshire Council Cabinet member for Infrastructure & Transport

Janet Chester – Parish Clerk

### Members of the Public: 2

The Chairman Cllr Bray welcomed everyone to the meeting

### 1. Apologies for Absence

Cllr P Hawker (prior commitment)

### 2. Declarations of Interest and Requests for Dispensations

Cllr Cowell declared a non DPI relating to agenda item 9a) iii planning application 192840 Green Gables

Cllr Thwaites declared a non DPI relating to agenda item 9a) ii planning application 192692 Priors Court

Cllr Mawby declared a DPI relating to agenda item 9a) ii planning application 192692 Priors Court

Cllr Tristram declared an other interest relating to agenda item 9a) iii planning application Green Gables

Cllr Swaithe declared a DPI relating to agenda item 9a) iv planning application Trumpet Cottage.

Cllr Thompson declared a non DPI relating to agenda item 9a) iv planning application Trumpet Cottage

### 3. Councillor Vacancies

The clerk advised councillors that there are still three vacancies on the parish council, one for Aylton, one for Munsley and one for Pixley. Councillors were asked to spread the word.

### 4. To Remind Councillors that all Election Expenses and Register of Interests Forms should have been returned to Herefordshire Council.

The clerk reminded councillors that it was their responsibility to ensure that newly completed Register of Interests forms and their election expenses form have been received by Herefordshire Council or they could be liable to prosecution and would also not be able to take part in parish council meetings.

### 5. Approval of Minutes of Parish Council meeting held on 22<sup>nd</sup> July 2019

RESOLVED: The minutes of the parish council meeting held on 22<sup>nd</sup> July 2019 having previously been circulated were APPROVED as true and accurate and duly signed by the Chairman.

### 6. To Receive a Brief Report from Three Crosses Ward Councillor, Mr Jonathan Lester

Ward Councillor Lester advised that August had been a quiet month at Herefordshire Council due to many staff and councillors taking annual leave. On 9<sup>th</sup> August Herefordshire Council decided to pause the Hereford Bypass Projects (the southern link road from the A49 at Rotherwas to the A465 at Belmont and the transport package from Belmont to the A49 on the other side of Hereford ) to review the next steps to be undertaken. Scrutiny Committee had been asked to look into this decision and made four recommendations to council relating to funding clarification and implications and suggested holding open

days to receive public opinion. Herefordshire Council cabinet meeting held on 26<sup>th</sup> September discussed among other things the executive response to climate emergency, the youth justice plan, support service for care leavers plan, gambling policy and the Travellers Site Development plan and the Hereford Bid to benefit businesses in Hereford.

## **7. Guest Speaker Cllr John Harrington Herefordshire Council Cabinet Member for Infrastructure and Transport**

Cllr Harrington thanked the parish council for their invitation to attend the meeting. He advised that a new administration had been appointed in the May elections who had different views to the previous administration, hence why the bypass project was currently paused. A decision should be reached on the next steps to be taken within the next week. Cllr Harrington listened to the parish councils concerns over the A4172 and to the public concerns over speed on the A438. Members were disappointed that knowing that the parish council were going to question him about the A4172 he had not been given information from Clive Hall Assistant Head of Highways, Herefordshire Council. He welcomed another meeting with parish council representatives to discuss the concerns further after he has spoken to Clive Hall and Barry Durkin. He suggested that the parish council consider putting a petition together. It was also agreed that the clerk would send him through some photos of vegetation obscuring signage along the parish roads.

## **8. Public Participation Session for Local Residents to raise matters relevant to the Parish Council**

Local residents raised concerns about the speed and road safety along the A438 which were noted.

\*\* Cllr Harrington left the meeting\*\*

## **9. Planning:**

### **a) Planning Applications Considered for Comment: (to be viewed online prior to the meeting)**

- i. **192466 - Mayfields Bungalow, Ledbury, Herefordshire, HR8 2PZ** Erection of a timber deck complete with handrails, balustrades and access stairs to the rear of the property. The proposed works replaces the concrete steps from a previous planning application (July 2015) Retrospective  
**PC Comment:** The Parish Council have no objections to this application.
- ii. **192692 Priors Court, Aylton, HR8 2QE** Proposed single storey extension to widen existing wing of the building. Changes to downstairs internal layout.  
**PC Comment:** The Parish Council have no objections to this application.
- iii. **192840 Green Gables, Hereford Road, Ledbury, HR8 2PZ** Proposed revised access.  
**PC Comment:** The Parish Council have no objections to this application.
- iv. **192944 Trumpet Cottage, Trumpet, Ledbury** Proposed replacement dwelling, new garaging and change of use of curtilage to provide additional parking space for garage and car sales  
**PC Comment:** The Parish Council have no objections to this application.

### **b) Details of Decision Notices Received from Herefordshire Council – noted as per planning record**

\*\* The public left the meeting\*\*

## **10. Finance:**

### **a) To Receive Report from Finance Working Group**

The Finance Group (Cllrs Bray, Tristram, Hawker and Mawby and the clerk) met on 2<sup>nd</sup> September and went through the suggested new Financial Regulations, the finance transactions to date, bank reconciliation, draft budget and precept requirement. They felt that the precept could remain the same as 2019/2020.

**b) To Consider Adopting New Financial Regulations**

New Finance Regulations from NALC had been tailored to the parish council and circulated to members.  
RESOLUTION: It was agreed to adopt these new financial regulations and the chairman duly signed them.

**c) To Discuss Parish Precept Requirement for 2020/2021**

The finance group made a recommendation to keep the precept request at the same as 2019/2020 - £8580.

RESOLUTION: The parish council are minded to request £8580 but the final decision will be made at the November meeting.

**d) To Note Finance Report and Bank Balances**

Noted. Bank Balances as at 1<sup>st</sup> September 2019 current account £7701.24 reserve account £2813.83

**e) To Consider Payments of Outstanding Accounts**

000485: Autela Group Ltd – Payroll Services Q2 - £47.08

000486: J Chester – clerk salary Aug/Sept as agreed

All the above invoices were APPROVED for payment and the cheques signed

**11. Highways/Footpaths:****a) To Receive Update on A4172 from the Highways Working Group and discuss litter pick.**

Members of the Highways Working Group and Cllr Bray will meet with Cllr John Harrington to discuss highways issues further and obtain details on the litter pick proposal and will then report back to full council.

RESOLUTION: It was AGREED that the clerk would arrange a meeting at Plough Lane as soon as Cllr Harrington suggests some dates.

**b) To Discuss footpath LM4 pre-order consultation**

The clerk had emailed details through to councilors prior to the meeting.

RESOLUTION: The Parish Council have no objections to this footpath being diverted.

**c) To Note any new Highway and Footpath Defects and work for the Lengthsman**

The landowner of the field that the Hereford Trail passes through (LM4) is to be contacted by Balfour Beatty regarding cutting of the maize blocking the path and asking for the path to be kept clear when field is replanted. A number of road signs still have vegetation growing over them that needs cutting. Cllr Skittery offered to check all grit bins in the parishes. Railings by the pond in Aylton need replacing, this has already been reported to Balfour Beatty.

RESOLUTION: The clerk will chase the locality steward about the above defects. Cllr Skittery will check all grit bins.

**12. Information Section / Correspondence / Discussion:****a) To Discuss Putley Press magazine**

This publication is now named the Cider Press. It is a quarterly, not for profit, magazine currently distributed to residents of Putley but in future volunteers will also distribute to Aylton, Little Marcle, Munsley and Pixley.

The magazines current income comes from advertising. For a cost of £75 per quarter the parish council would have one A5 page in each edition to contribute articles or news. Cllr Hawker had volunteered to compose the articles for the first year.

RESOLUTION: It was agreed that the parish council would trial the magazine for twelve months at a cost of £300. It was also agreed for Cllr Hawker to produce the articles and send to the chairman for approval. The clerk would then submit the articles to the magazine editor.

**b) To Discuss Siting of repaired Notice Board**

The clerk has approached The Nest but not received any positive response.

RESOLUTION: The clerk will contact the owners at Trumpet Garage and Tearooms to see if the noticeboard can be located there.

**c) To Discuss Trumpet Bus Shelter**

RESOLUTION: Deferred.

**d) To Consider General Power of Competence**

This was discussed as the parish council now meets the eligibility criteria of having sufficient numbers of elected councillors and a qualified clerk. It gives the parish council the power to do anything an individual can do.

RESOLUTION: A resolution was passed that having met the conditions of eligibility as defined above and in the Localism Act 2011 and SI 965 The Parish Councils (General Power of Competence) (Prescribed Conditions) Order 2012, Pixley and District Parish Council qualifies for General Power of Competence with immediate effect until the next relevant Annual General Meeting following ordinary elections.

**e) To Discuss Oasis Lodges planning permissions**

The parish council have concerns that this property is being marketed for sale as having owners accommodation which the parish council believe has not received planning permission.

RESOLUTION: The clerk will send to planning enforcement documents to support our concerns and ask Herefordshire Council what was agreed with previous planning applications.

**f) To Review Information and Outstanding Actions**

RESOLVED reviewed and updated

**13. Reports:** To receive any reports from meetings attended

Cllr Thompson advised that he had attended a meeting at Pixley Church and advised that the church is now recognised as a festival church.

**14. Training:** To note any forthcoming training dates

Balfour Beatty are holding a training meeting for footpath officers on 23<sup>rd</sup> October.  
Herefordshire Council are having a meeting relating to NDP and Core Strategy reviews on 6 Nov  
HALC AGM – Saturday 23<sup>rd</sup> November

**15. To Raise items for next scheduled Parish Council Meeting (no discussion)**

- |                     |               |                           |
|---------------------|---------------|---------------------------|
| - Precept 2020/2021 | - Bus Shelter | -A4172/A438 Highway Speed |
| - Cider Press       | - Smart Water |                           |

## 16. To Confirm Dates and Time of Ordinary Meetings

RESOLVED All meetings to be held at Munsley WI Hall at 7.30pm unless otherwise advised  
 2019 - Monday 25<sup>th</sup> November  
 2020 – Monday 27<sup>th</sup> January, Monday 30<sup>th</sup> March, Monday 25<sup>th</sup> May

The chairman declared the meeting closed at 9.50pm

Signed:.....

Dated: .....

## INFORMATION SHEET

DATES OF SCHEDULED MEETINGS – (all held at Munsley WI Hall at 7.30pm unless advised otherwise)  
 2019 - Monday 25<sup>th</sup> November  
 2020 – Monday 27<sup>th</sup> January, Monday 30<sup>th</sup> March, Monday 25<sup>th</sup> May

### PARISH CLERK UPDATE

- Road defects reported to Locality Steward / Herefordshire Council via website
- Website updated
- Cabinet member for Highways invited to PC meeting 30<sup>th</sup> Sept
- All A4172 correspondence collated and circulated\*
- Site meeting arranged Knapp Farm (subsequently cancelled)
- Putley Press contacted to request Munsley parish is included in circulation
- Finance Working Group meeting arranged for Monday 2nd September
- Aylton Pond railings need reinstalling after a RTA - reported to Balfour Beatty **CAS733500 B6Y4H2**
- 2020-2021 Draft Budget prepared
- New Finance Regulations drafted after Finance meeting
- Oasis Lodges copies of planning permissions requested from Herefordshire Council

### GENERAL CORRESPONDENCE RECEIVED (\* Circulated to Cllrs.)

- Balfour Beatty – Weekly Locality briefings \*
- Balfour Beatty – Herefordshire Road Closures Aug & Sept \*
- Herefordshire Rural Hub – Aug & Sept newsletters \*
- Herefordshire Council – Invitation to PC Summit 20<sup>th</sup> September \*
- Herefordshire Council – Powerpoint Slides from PC Summit \*
- Herefordshire Council – Children & Young Persons Showcase \*
- Herefordshire Council – Public Green Spaces Grant \*
- Herefordshire Council – Fastershire Broadband community meeting \*
- Herefordshire Council – Invitation to share your views on Highways Network \*
- Herefordshire Council - Hereford Transport Package & South Wye Package Decision \*
- Engagement West Midlands – Water Abstraction Authorisations \*
- TWM – Traffic Control Systems \*
- West Mercia Police – We don't buy Crime Smartwater \*
- Cllr Liz Harvey – Ledbury Viaduct Housing Satisfactory Access \*
- HALC – Training Diary \*

### OUTSTANDING ACTIONS - These are the consolidated actions outstanding after the last meeting:-

Oct 18	7.2	Clerk	complete	Monitor Condition applied to 182203 Newbridge Farm for footpath diversion
Oct 18	9.4	Clerk	ongoing	Keep Old Pickling Plant on agenda every six months
Mar 19	10.5	Clerk	ongoing	Report inadequate road signs at Falcon Lane / A438 <b>CAS735686 G0Q8T5</b>
Mar 19	10.6	Clerk	reported	report blocked drains / flooding near The Verzons and The Nest
Mar 19	16b	Clerk	complete	Instruct lengthman to clear brambles from AL2
July 19	11c	Clerk	reported	Footpath LM4 Hereford Trail blocked by crop – reported to Balfour Beatty <b>CAS733497 F5S2B0 11073680</b>
July 19	11c	Clerk	reported	Vegetation obscuring numerous road signs reported to Balfour Beatty
July 19	12b	Clerk	ongoing	Clerk to contact the Nest / Trumpet Corner re siting of Parish Council Notice Board
July 19	12c	Clerk	ongoing	Clerk to send FOI request asking for copies of Risk Assessment Reports

July 19 12g Clerk complete undertaken on Trumpet Bus Shelter  
Clerk to produce GDPR email circulation form and obtain councillors signatures for consent

**PLANNING RECORD – (last six months)**

**184082 Green Gables, Ledbury, HR8 2PZ** Certificate of lawfulness for existing use of land for the keeping of animals namely: horses, and rare breed poultry, duck, geese, turkey **PC Comment:** The Parish Council have concerns over the environmental and welfare conditions the animals are kept in and believe that Herefordshire Council should seek advice from DEFRA and make a site visit. The field is an eyesore visible from the A438 and is having a detrimental effect on adjacent properties. Maintenance of hedges and the use of agricultural fencing rather than high metal barrier fencing would be more appealing. The field access is often churned up resulting in damaged verges and effecting drainage with the result of water pooling on the A438 during heavy storms endangering road users.

**HEREFORDSHIRE COUNCIL DECISION – REFUSED 9.5.19**

**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 "

**HEREFORDSHIRE COUNCIL DECISION – GRANTED 13.6.19**

**192114/AM Haygrove Falcon Lane Ledbury Herefordshire HR8 2PY** Proposed non-material amendment to planning permission DCNE2009/0425/F(Retention of polytunnels upon fields H, M, P, Q, R, W, X and Z together with the partial removal of polytunnels from Fields F, G, I, K, L, M, Q, X and Z; and a comprehensive landscaping scheme for the whole site) - to add a condition which relates to the approved plans (as listed in informative no. 4 of DCNE2009/0425/F)

**HEREFORDSHIRE COUNCIL DECISION – GRANTED 11.7.19**

**192043 – Barn at Alderbrook Farm, Little Marcle HR8 2LB** – (Prior Approval) Notification for prior approval for a proposed change of use of an agricultural building to a dwelling house (Class 3) and for associated operational development. Creation of a one smaller and three larger dwellinghouses. **PC Comment:** The Parish Council have no comments to make

**HEREFORDSHIRE COUNCIL DECISION: PRIOR APPROVAL NOT REQUIRED 30.8.19**

**191923 – The Laddin Farm, Little Marcle, HR8 2LB** (Retrospective Application) The installation of exhaust flue associated with the operation of a biomass boiler. **PC Comment:** The Parish Council have no objections.

**HEREFORDSHIRE COUNCIL DECISION:**

**191962 – Tompion, Munsley, HR8 2SH** Proposed ancillary annex accommodation **PC Comment:** The Parish Council support this application

**HEREFORDSHIRE COUNCIL DECISION: GRANTED 4.9.19**

**192311 – Holly Dene, Baregains Lane, Little Marcle, HR8 2JU** Removal of condition 2 of Outline application 1760/77 (bungalow) and condition 1 of Reserved matters application 0891/79 (Construction of bungalow and garage). To allow removal of agricultural occupancy restriction. **PC Comment:** The Parish Council have no objections

**HEREFORDSHIRE COUNCIL DECISION:**

**P192867/XA2 Land off Roman Road, Newbridge, Aylton, Ledbury** Application for approval of details reserved by condition 4&5 attached to planning permission 184486. Hfd Council not accepting comments on this application.

**HEREFORDSHIRE COUNCIL DECISION:**

**P192960/XA2 Newbridge Farm Park, Aylton, Ledbury, HR8 2QG** Application for approval of details reserved by conditions 3&4 attached to planning permission 182203. Hfd Council not accepting comments on this application

**HEREFORDSHIRE COUNCIL DECISION:**

**184146 Green Gables, Hereford Road, Ledbury, HR8 2PZ** Conversion of the Forge to residential use and extensions to include glass link, first floor extension and dormer windows, Change of use of land to residential curtilage.

**PC Comment:**

**HEREFORDSHIRE COUNCIL DECISION: REFUSED 9.9.19**

**191983 Knapp Farm, Pixley, Ledbury, HR8 2QB** Proposed extension of two existing concrete yards with two attenuation ponds to capture and slow surface run off. The proposed would create two bunds along the boundary to reduce noise of existing activities to neighbours. This may benefit neighbours by moving activities further away from neighbouring houses. We offer to relocate the pond to a better place of more significant nature value if necessary. The proposed would re profile the area under the poly tunnels to lose the spoil from the pond and yard excavations. This is shown on the cross section drawings and the submitted plans with levels.

**PC Comment:** The Parish Council request further information on concerns they have

**HEREFORDSHIRE COUNCIL DECISION:**

**192496 & 192497 Trumpet Inn, Trumpet, Ledbury, HR8 2RA** Proposed fire escape from managers upper floor accommodation, freestanding handrails / guardings across flat roof and alterations.PC Comment: No objections

**PC Comment:** The Parish Council have no objections

**HEREFORDSHIRE COUNCIL DECISION: Granted 12.9.19**

**192466 - Mayfields Bungalow, Ledbury, Herefordshire, HR8 2PZ** Erection of a timber deck complete with handrails, balustrades and access stairs to the rear of the property. The proposed works replaces the concrete steps from a previous planning application (July 2015) Retrospective

**PC Comment:** The Parish Council have no objections to this application.

**HEREFORDSHIRE COUNCIL DECISION:**

**192692 Priors Court, Aylton, HR8 2QE** Proposed single storey extension to widen existing wing of the building. Changes to downstairs internal layout.

**PC Comment:** The Parish Council have no objections to this application.

**HEREFORDSHIRE COUNCIL DECISION:**

**192840 Green Gables, Hereford Road, Ledbury, HR8 2PZ** Proposed revised access.

**PC Comment:** The Parish Council have no objections to this application.

**HEREFORDSHIRE COUNCIL DECISION:**

**192944 Trumpet Cottage, Trumpet, Ledbury** Proposed replacement dwelling, new garaging and change of use of curtilage to provide additional parking space for garage and car sales

**PC Comment:** The Parish Council have no objections to this application.

**HEREFORDSHIRE COUNCIL DECISION:**