

# Llangarron Parish Council

Minutes of an NDP Parish Council Meeting held on  
Wednesday 16<sup>th</sup> October 2019 in The Garron Centre at 7.30 pm

**Present:**

Councillors: Sylvia Matthews (In the Chair), Liz Dingsdale, John Joseph, Paul Lodge, Nick Saunders & Simon Wainewright.

IN ATTENDANCE: Lynda Wilcox (Acting Clerk from HALC) & 36 members of the public.

**1. Apologies for absence** were received from:

- 1.1 Paul Bailey
- 1.2 John Norman
- 1.3 Neil Wheeler

**2. Declarations of interest & written requests for dispensation** – There were none.

**3. HALC Clerk Cover for the meeting @ £150 +mileage**

It was RESOLVED to pay for HALC Clerk Cover.

**4. Minutes from the NDP/PC meeting held on 9<sup>th</sup> September 2019**

It was RESOLVED to adopt the minutes as a true record and they were signed by the Chairman.

**5. Planning**

Following detailed discussion which included hearing the views of local residents present, members RESOLVED to make the following comments on planning applications for determination by Herefordshire Council.

- 5.1 Application P193230/F...Land adjacent to Trejenna, Llangarron. Proposed development of 2 residential dwellings including new vehicular access off the highway. The application is contrary to the Core Strategy Policies:
  - 5.1.1 The site is in open countryside, **contrary to Policy RA3** of the Core strategy.
  - 5.1.2 It is **contrary to Policy LD1** of the core strategy as no thought has been given to reflecting the building styles and history of the local area. Policy LD1 requires development to 'conserve and enhance the natural, historic and scenic beauty of important landscapes and features' and 'ensure development integrate appropriately into its surroundings'.
  - 5.1.3 It is contrary to **Policy SS6** Environmental quality and local distinctiveness which states 'development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness in particular its

settlement pattern, landscape, biodiversity and heritage assets....Development proposals should be shaped through an integrated approach to planning the following environmental components from the outset, and based upon sufficient information to determine the effect upon each where they are relevant:'

- a) landscape, townscape and local distinctiveness, especially in Areas of Outstanding Natural Beauty; biodiversity and geodiversity especially Special Areas of Conservation sites of Special Scientific Interest.
- b) historic environment and heritage assets, especially Scheduled Monuments and Listed Buildings;
- c) the network of green infrastructure;
- d) local amenity, including light pollution, air quality and tranquillity;
- e) agricultural and food productivity;
- f) physical resources, including minerals, soils management of waste, the water environment, renewable energy and energy conservation.

- 5.1.4 The poor and obtrusive design to out of character for the area and **contrary to Policy SD1** of the core strategy which requires that buildings should be designed to maintain local distinctiveness through incorporating local architectural detailing and materials .....while making a positive contribution to the architectural diversity and character of the area. All other houses along the lane, with the exception of Trejenna, are built of local sandstone and nearly all originally formed part of the fifteenth century Treerece farmstead.
- 5.1.5 It is also **contrary to policy MT1** of the core strategy as the access lane to the site is too narrow with no possibility of two vehicles passing each other. Traffic generated, poor visibility, substandard junctions to the adjoining road and the main road to the village and a lack of speed limit through the village make the application detrimental to highway safety.
- 5.1.6 **It is contrary to policy SD3** of the core strategy as the site adjacent is identified as liable to flooding. There is concern that foul water may be discharged into the Garron from water treatment areas outside the proposed garden boundaries and closer to the Garron and flood zone. Also, properties further down the Garron which have already been severely flooded will be flooded even more frequently and severely as a result of further building of houses together with their planned patios and parking areas at a steep angle above the Garron brook.
- 5.1.7 The site is highly visible when viewed across the village as it is set into a bank. There is also an important hedgerow running along the site frontage which is part of a field system that existed prior to the Enclosures Act and is related to a local listed building which is a fifteenth century farmstead. As the hedge contains a variety of wooded species which may date the hedge to be over 700 years old it would be an 'important hedge' as defined in the **1997 hedgerow regulations**. The proposal to remove part of the hedge would therefore be **contrary to Policy LD2** of the core strategy which states the 'Development that would be liable to harm the nature conservation value of a site or species of local nature conservation interest will only be permitted if the importance of the development outweighs the local value of the site'.
- 5.1.8 Planting of new hedges, if completed, will not compensate for the loss of such an ancient hedge which contributes significantly to the ecology and biodiversity of the area.

- 5.2 Application 192208...Land at Llangrove. Planning re-consultation on site for the construction of two houses and one bungalow.  
Additional comments in opposition to the application.
- 5.2.1 The proposed development would be contrary to the following Core Strategy Policies:
- a) Policy MT1The access to the proposed development is so restricted that the landowner has amended his plan to use a section of the local footpath running alongside the land at the point of suggested entry onto this piece of land. There is absolutely no access for medium to large vehicles.
  - b) Policy LD1 (Landscape/townscape). It would change the local character of the village where there is an historic footpath.
  - c) Policy 556 (Environmental quality and local distinctiveness). Part of a rural footpath would be turned into tarmac and endanger people (particularly children) using the path.
- 5.3 Application P191525/XA2...Land adjacent to The Butts, Llangarron. Application for approval of details reserved by conditions 8 & 10 of planning permission 172668.
- 5.3.1 The application was supported.
- 5.4 Application P193191/EN...Land at and adjacent to Trewitta, Llangarron. Proposed additional electricity supply to property.
- 5.4.1 The application was supported.
- 5.5 Application 191276...Land at Old Trecilla Buildings. Lower Herberts Hill, Llangarron. Re-consultation on erection of three dwellings and associated works.
- 5.5.1 The application was unconditionally supported in the knowledge that the height of Plot One had been lowered.

It was noted that the following application had been approved by Herefordshire Council's Planning Committee that morning, following a site visit on Tuesday 15<sup>th</sup> October.  
Application 191288...Land at Oaklands's Paddock, Langstone Lane, Llangarron.

## 6. Neighbourhood Development plan

The Chairman outlined the process for discussion on the following items which was for councillors to debate first, then receive the view of residents present prior to going back into council session to conclude their views. She stressed that this was an initial discussion which would be continued at the next NDP/PC meeting following the opportunity for everyone to view the maps on the website:

- 6.1 Settlement boundaries for the parish:
- 6.1.1 Liz Dingsdale gave a presentation on green spaces and footpaths within the different areas of the parish.
- a) It was noted that Llangrove had lost a lot of hedgerows recently.
  - b) The Walking Group had spent several hours identifying a list of footpaths which still existed within Llangarron. Some hedges were already identified in the draft NDP. Green space had been identified at the Church and Village Hall, which included the old Oak tree at the Village Hall.

- c) Some footpaths had become BOATS (Byways Open to All Traffic) over the years.
- d) Green space had been identified at the Chapel in Llancloudy, as well as the hedges and daffodil verges.
- e) No green space had been identified in Three Ashes.
- f) It was noted that the previous Clerk was going to obtain up-to-date maps from Herefordshire Council.

6.1.2 Herefordshire Council's planning guidance 20, produced in 2013 and revised in 2015, was used when considering the boundaries.

#### LLANGROVE

- a) Within the proposed settlement boundary there was potential to develop 23 houses.
- b) A draft settlement map was shown and would be put on the website to enable further comment from residents at the next PC/NDP meeting.
- c) There was discussion in whether the Nursery site should be included because it already had planning permission. Several local residents raised concerns that the lane was simply too narrow for the approved development unless another access could be found.
- d) A point was made that AECOM had not taken account of access and appeared to think that the yellow lines on the map were wide roads.
- e) It was suggested that 'made up' roads and tracks should be shown differently on the map
- f) The Chairman reported that Herefordshire Council had now confirmed the previously mentioned number of 73 houses for the parish.
- g) **Conclusion...** There was overwhelming agreement on the need to keep the boundary as tight as possible, yet defensible.

#### LLANCLOUDY

- h) It was noted that Llancloudy had not previously had a boundary outline.
- i) Only one green site had been identified.
- j) The need for a tight boundary was stressed repeatedly.
- k) **Conclusion...** Of the three options outlined (A, B & C) there was overwhelming support for Option A without Lower Barn.

#### THREE ASHES

- l) Three Ashes had never had a settlement boundary before.
- m) Twelve dwellings had already been approved which was considered an enormous amount.
- n) It was noted that Three Ashes was not really a village but simply a small cluster of houses.
- o) **Conclusion...** Strong support for a very tight boundary

#### LLANGARRON

- p) It was noted that although Llangarron was a very old village dating back to 1150, it had no pub, no school, no shop, very few buses and no mains drainage.
- q) The 2017 map had been used as a starting point and four options were presented.
- r) It was suggested that all planning permissions either granted or applied for, should be included.
- s) There was discussion on whether the Village Hall should be included because it was identified as a green space and was also a Trust.
- t) **Conclusion...**There was a difference of opinion as to whether Option 3 or Option 4 was preferable. It was therefore agreed that there would be further discussion at the next NDP/PC meeting, by which time residents and councillors would have been able to consider all four sites in more detail.

6.2 Additional change to NDP omitted from previous meetings.

6.2.1 The Chairman commented that Section 9 of the Draft NDP (proposed housing Policy) would be placed on the website in readiness for discussion at the next NDP/PC meeting.

6.2.2 A short description of Three Ashes was read out and would be placed on the website in readiness for discussion at the next NDP/PC meeting.

**7. Date of the next meeting**

It was RESOLVED to hold the next NDP/PC Meeting in Monday 4<sup>th</sup> November at 7.30 pm.

The Chairman closed the meeting at 10.10 pm

SIGNED..... DATE.....