

## WESTON UNDER PENYARD PARISH COUNCIL

### Minutes of the meeting held on February 17th 2016 at Weston Village Hall

**PRESENT:** S Lewis (Chairman), L Dunn, R Barker, C Bailey, C Chinn, B Davies, L Kearns  
G Weston, D Byrne

**ATTENDING:** 8 members of the public

**APOLOGIES:** K. Shilton (Clerk), J Duthie

1. **DECLARATIONS OF INTEREST:** R Barker declared his property was adjacent to The Link. He would join in the discussion but not vote on the planning application.

2. **160026 Land adjacent The Link - proposed single dwelling and detached garage**

The meeting was closed to allow the public to speak. Only 1 person did so to say that the proposed dwelling was outside the settlement boundary.

The meeting was re-opened.

The following was resolved by the Council and would be sent to Herefordshire Council:

The site is outside the Settlement Boundary and does not comply with any of the permitted development areas defined in Policy H2 of Weston under Poniard's Neighbourhood Plan.

3. **153792 Land at Upper Weston - proposed erection of 3 detached dwellings**

The meeting was closed to allow the public to speak.

Several people spoke.

The meeting re-opened.

After discussion it was resolved by the Council to send the following to Herefordshire Council planning department:

Neighbourhood Plan Policy	Remarks	Compliant?
Policy H2: Location of New Developments.	H2 (c): In terms of location the site is compliant with	Yes
Policy D1: Design Appearance.	D1 (a): The proposed architectural appearance does not reflect local distinctiveness and the aesthetic qualities of traditional rural settlements and buildings found in South Herefordshire. Although stone is proposed to the outside of lower areas it is not defined as "local stone".  Architectural design should be reconsidered and further details should be provided of the proposed external materials.	No
	D1 (g): This policy item requires trees to be preserved and this appears to be the applicant's intention (it should be noted that many trees were removed from the site in November 2015, prior to submission of this application).	Yes
	D1 (h): As proposed the dwellings would not be "set back from the road and well screened by mature trees/scrubs". The three proposed dwellings back onto the busy A40 and would be only approximately 5m to 7m	No

	from the boundary. With the recent removal of many trees the remaining screening is sparse.	
Policy D2: Technical Design	D2 (b): Two parking spaces are proposed per dwelling. This is not considered sufficient for four-bedroom dwellings in Weston, where the bus service is very limited and being consistently reduced. It is noted that no space is available for later expansion of parking spaces. In the parish it is quite common for car ownership to be three or more per dwelling and that garages are often used for other purposes than parking.  With the layout proposed it is considered that undesirable on-street parking would be inevitable.	No
	D2 (f): The layout proposed does not provide for safe pedestrian/pushchair/wheelchair access to existing footways.  A path should be provided connecting with existing paths.  It is noted that the stone and render wall surrounding the SW and NW boundaries of the site is in poor condition and should be made good or replaced in style which is sympathetic to the existing traditional character of the village.	No
	D2 (h): No data has been provided on noise and pollution levels from the A40. Based on surveys and conclusions from recent surveys nearby it could be expected that the noise levels in the gardens which back onto the A40 and inside the dwellings will not be acceptable. It is indicated that only a 6ft high timber boundary fence is proposed. It is not clear whether the existing stone and render wall alongside the A40 is to be retained.  Considered to be non-compliant and a noise assessment report is requested.	No
Policy ST1: Accommodating Traffic within the Parish	ST (a): Off street parking is not considered to be adequate for residents and visitors (see also D2 (b) above)	No
	ST (d): See D2 (f) above.	No
	ST (f): Technical evidence should be provided to ensure that the proposed soakaway serving the roads is sufficient. The risk of rapid storm-water run-off from the inclined site roads must be mitigated.  Pending further information on storm-water drainage the proposals are considered to be non-compliant.	No
Policy SE6: Sustainable Water Manage-	SE (c): Item 11 of the application form states that sewage will be disposed of to the mains sewer but no other information is provided. It is noted that there are no	No

ment.	<p>mains sewers in the vicinity of the discharge point indicated.</p> <p>Pending further information on the proposed method of sewage disposal the proposals are considered to be non-compliant.</p>	
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<b>Conclusion:</b>	Objection
<p>In principle Weston under Penyard Parish Council would support the development of this site subject to amended proposals being submitted that comply with the Neighbourhood Plan and the Core Strategy.</p>	

4. **152572 Winter Barn retrospective proposed rear single story extension**

This planning application had gone to appeal after Herefordshire Council refused it. The PC had approved the application and did not want to retract the approval in the appeal process.

The meeting closed at 6.55 p.m.