

# BISHOPSTONE GROUP PARISH COUNCIL

**THURSDAY 8<sup>th</sup> AUGUST AT 7.30PM  
AT NEW BRIDGE COMMUNITY CENTRE**

## MINUTES

**Present – Chairman John Macklin, Vice Chair Sue Hubbard, Cllr Cathie Draper, Cllr Trevor Hunt, Cllr John Verry, Cllr Muriel Holmes and Clerk Katrina Bevis.**

1. Apologies for absence:- Cllr Penny Redshaw
2. Declarations of interest – None made
3. Approval of the following planning applications:-

- a) APPLICATION NO. 131743/F – Land adj Lord Nelson Antiques Centre, Bishopstone Herefordshire HR4 7JN

Erection of owners dwelling to replace existing residential accommodation lost by expansion of antiques centre business.

Cllrs discussed the planning application at length, letters of objection were read out, the following considerations were taken into accounts:-

### MATERIAL

Planning policy – It is outside the existing village “envelope”

Parish plan – It does not fit into our existing Parish Plan and premature to our Neighbourhood plan.

Design and Layout – The position on the site appears to be at the highest point, and a metre from the boundary of the neighbouring property, it is a large property.

Impact on amenity/privacy – It has a deleterious impact on the four immediate neighbours (letter you have received.)

Access/traffic/parking – Concerns of road safety, as stated in previous applications.

Environmental Impact – Concern that the existing problem of water run off will be increased by from the new building and it's environments, which will exacerbate existing flooding problems on the A438,

Infrastructure – The property is too close to the mains water pipe supplying the hamlet, as mentioned by Welsh Water in the previous application.

Visual Impact – It would dominate the surrounding properties,

Personal Circumstances – There is no compelling evidence that there is an essential need for additional placement on this site.

**Cllrs objected to this application.**

4. Any matters to be raised at the next meeting.