

**BISHOPSTONE GROUP PARISH COUNCIL**

**COUNCILLORS ARE SUMMONED TO ATTEND A  
PARISH COUNCIL MEETING  
AT THE NEW BRIDGE COMMUNITY CENTRE  
ON THURSDAY 10<sup>th</sup> JANUARY 2013 AT 7.30PM**

**Minutes**

Present – Chairman John Macklin, Vice Chair Sue Hubbard, Cllr Lillian Allsopp, Cllr John Verry, Cllr Rosemary Morgan, Cllr Petra Hickey, Cllr Serena Crump, Cllr Trevor Hunt  
Katrina Bevis Parish Clerk.

1. Apologies for absence - Cllr Penny Redshaw, Cllr Muriel Holmes, Cllr Ann ApperCley, Cllr Cathy Draper
2. To receive declarations of interest -None made **RESOLVED**
3. Open discussion for local residents to raise matters relevant to the Parish Council – The period will be limited to 10 minutes. – **None presents. RESOLVED**
4. Adopt minutes from Parish Council Meeting 8<sup>th</sup> November 2012 – **Adopted RESOLVED**
5. To discuss planning application – N123013/F – Land adj to the Lord Nelson Antiques Centre, Bridge Sollars, Herefordshire HR4 7JN – erection of a Managers dwelling to service businesses – application type, planning permission.

Three members of the public attended and letter read from another resident. The Parish Council were hoping the applicant would attend the meeting to answer questions regarding this matter.

Concerns raised by neighbours were as follows:-

Privacy- the property overlooks the neighbours garden adjacent, even with a 6 foot fence they would not be able to block their view due to the height of the property on the raised ground. The existing property to the rear has privacy issues as the rear windows of the proposed property would look directly into their bedroom windows. Concerns were raised from the property opposite ( across the main road )as the proposed property's ground floor windows would look directly into their home, and again due to it being built on the raised ground.

After studying the drawings the proposed property stands approx 3 metres higher than existing neighbours, and although the proposed property looks like a dorma bungalow from the front, it is 2 story house at the back, over powering the landscape. The footprint

of the proposed property is considerably larger than that of existing property's so therefore not in keeping.

Neighbours raised concerns over noise pollution as this is a large house 4 bedroom house with 3 bathrooms.

Light deprivation – will take light from adjacent property's gardens.

The main road is dangerous for access due to the speed of traffic

The property would have large impact on our lifestyle.

Concerns were also raised over the demand on electricity, which has already been an issue with the Lord Nelson Pub as it was.

(After hearing the local residents concerns, Councillors then worked through the crib sheet of considerations which needed to be discussed )

### **Working through the considerations –**

Planning policy – Against our parish plan, does not fit into the landscape.

Design layout – Too big, over powering for the area, large foot print.

Impact- UDP

Access on parking / main road – Poor access onto busy main road.

Environmental impact – Water mains insufficient, increased phosphate.

Visual impact - Too large, stands almost 3 metres taller than existing neighbours house, due to being built on the raised ground..

Personal circumstances – N/A

Chairman John Macklin asked for the application to the vote - **Unanimous decision against this application after all arguments we taken into consideration.**

**RESOLVED**

## **6. Financial**

(1) payments made since 8<sup>th</sup> November 2012

- a) PIP Printing - £109.86
- b) Data protection - £35.00

(2) To accept payments

- a) Clerk mileage – £12.00
- b) Hall hire - £14.00

Accepted - RESOLVED

## 7. Neighbourhood Planning

To appoint steering group – 5 names put forward for steering group, Vice Chair to complete funding application forms, meeting to be organised after the next newsletter has been sent out.

8. **Lengthsman Scheme** – Cllrs to be informed of the scheme and to decide if Bishopstone Group Parish Council would also like to take part in the scheme. –  
The Lengthsman scheme was briefly discussed, Cllr John Verry has made contact with Mansel Lacy's Parish Council and will feed back at next meeting. RESOLVED
9. **Kenchester** –To discuss flood relief scheme and the mess it has left in the Parish –  
Ward Cllr Blackshaw will look into this matter and feed back to Parish Council, also Cllr Blackshaw would ask the engineer to come and answer questions and give a presentation about this. RESOLVED

10. Items to be raised at the next meeting.

Feedback from Cllr Blackshaw re – Kenchester  
Look into the Lengthsman scheme  
Bishopstone – request Amey to walk through Bishopstone  
Neighbourhood planning/community planning.