

BIRLEY WITH UPPER HILL PARISH COUNCIL

Extraordinary Parish Council Meeting 6.00pm on Tuesday 16th February 2021
In view of government legislation re the Coronavirus Pandemic this was a remote meeting
by zoom and telephone.

Present: Mrs A Pendleton, (Chairman); Mrs I Stokes; Mr J Gough, Mr A Last; Mrs S de Rohan and Mr M Pytka.

Also joining the meeting: Ward Cllr M Jones and Mr M Hopkins (Clerk).

Members of the public: Three members of the public

1. To Accept Apologies for Absence

No apologies received.

2. To Receive Declarations of Interests and Applications for Dispensations

Resolved: Cllr A Pendleton declared an interest in planning applications 201538 – living in the vicinity.

3. Planning Matters

3.1 To note the additional information for a previous planning application:

201538 – Land adjacent to Delmere, Upper Hill, Herefordshire HR6 0JZ.

Erection of detached dwellinghouse within the curtilage of the existing dwelling and erection of a detached garage for the existing building.

A lengthy discussion took place on the two additional reports received by the planning department. One from WB & AD Morgan and one from Hydro-Logic Services.

Some of the points raised were:

- All of the properties in Upper Hill rely on bore holes or wells for their water supply.
- In previous years some of the existing properties have run dry.
- When boreholes dry up the cost to drill deeper can cost up to £10k per bore hole. Alternatively, a water tank could be installed at an unknown price.
- Planning application notice was pinned to the wrong property and the second was not visible from the road (facing the wrong way).

Conclusions:

- The general opinion was that the reports did not fully address the previously expressed concerns, that the extra demand of water could have a negative impact on the overall water supply for the local properties.
- Without the existence of accurate knowledge or proof that existing residents are not going to be further disadvantaged then this application for a 4-bedroom house (or any future development) should not progress until the water supply issues have been resolved.

- If the authors of the two reports are confident that their reports and assurances are accurate would they be prepared, if in time they prove not to be so, to cover the costs of having the drill the boreholes deeper?
- With the lack of signage and a number of residents not being on the internet it appears that some of the local residents were unaware of the planning application. Those residents will be made aware of the application and encouraged to respond to the planning department if they so wish.

Resolved: Previous comments were updated as follows:

“The Parish Council has noted and reviewed the revised documentation for this application.

In their previous response it was reported that the Parish Council was concerned on behalf of the local residents of Upper Hill that the extra demand for water would have an impact on the overall water supply as the whole area of Upper Hill is dependent on bore holes.

These additional reports, albeit very lengthy, do not appear to address the previous concerns that the Parish Council raised and the detrimental effect that this development (and any future development) will have on the sustainability of private water supplies for the existing residents of Upper Hill. As a result of the failure to address the concerns, the Parish Council cannot support this or future applications in the area until the water supply issue has been resolved.

Local residents, who joined the Parish Council zoom meeting, also commented on the lack of visual notification within the area of both the original and this second application. As some are elderly and do not have access to the internet, they would welcome a short extension to the deadline for submission of comments to allow them to respond”.

The Ward Councillor, Michael Jones, was requested to speak to the planning department re the lack of planning signage and requesting the final date for comments be extended.

At 6.40pm the Chair, Cllr Pendleton, had to leave the meeting for a prearranged hospital appointment and Cllr Stokes took over as Chair.

3.2 To note the comments made on:

204422 – Western Power Distribution.

Upgrade of 13 spans of existing 11KV Overhead Pole Line to 3 phase from Gattertop Cottage to Gattertop

Resolved: Comment of no objection noted.

3.3 To note comment received from a local resident re the smell and generator noise emanating from the two poultry buildings at Rogers Farm, Bush Bank, Hereford HR4 8EP.

It was acknowledged that normally there is not a problem with either the smell or noise. Cllr Last has spoken with the owner, Mr G Williams, who explained that on the very odd occasion at the time of changeover there is low dense cloud the fans are unable to push the smell through the dense atmosphere. Likewise, the noise of the generator does not rise into the skies. Cllr Last, who lives in the

area, has also spoken to other neighbours who were not aware of the smell or noise. Cllr Gough commented that on a couple of occasions he had also experienced a smell from the poultry buildings.

Resolved: The owner, Mr Williams, is to speak with the farm manager and Cllr Last will speak to the complainant and explain the situation.

Meeting concluded at 6.57pm

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Signature of Chair

22nd March 2021
Date