

BIRLEY WITH UPPER HILL PARISH COUNCIL

Extraordinary Parish Council Meeting 6.00pm on Wednesday 28th April 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 and Mrs S de Rohan.

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

Members of the public: Merry Albright Planning Agent for Border Oak. Mrs G Cauter, Mrs K Western.

1. To Accept Apologies for Absence

Cllr M Pytka.

2. To Receive Declarations of Interests and Applications for Dispensations

Resolved: Cllr A S de Rohan declared an interest in planning applications 211011 – living in the vicinity.

3. Planning Matters

3.1 To consider a planning application:

211011 – Land to the south of The Yard, Birley, Leominster, Herefordshire.
Proposed sustainable rural enterprise dwelling.

An in-depth discussion, involving all those present, took place with the majority of concerns raised being satisfactory addressed.

Resolved: The parish council were generally in favour of the application once the following concerns had been resolved:

- 1) Access to the property should be via The Yard and not by the proposed entrance located on a blind bend.
- 2) Drainage, flooding and foul water conditions imposed should be properly adhered to. Thus, alleviating concerns over flooding.
- 3) Must be a 'tied property' now and remain so in the future. Only people involved in the J & D Bevan and Son business can reside in this property.
- 4) On completion a full landscaping scheme should be undertaken including tree planting (not whips) around the perimeter of the building.
- 5) If this application is granted it should not be a 'green light' for further applications to follow.

As the intention going forward is that the land at Birley should become the main site for the entire business and that The Yard, Birley is therefore

deemed to be the most sensible, practical and sustainable location for manager's accommodation and the location of the main business hub. This then leads to further concern that access from the A4110 to The Yard for farm and other traffic is down a single-track village road. This road is used by walkers, cyclists and especially school children going to catch and returning from their school bus on the A4110. Maybe therefore one solution, to assist with this potential problem, is to create a couple of passing places between The Yard and the A4110.

3.2 To note decisions received:

211146 – Land at Cedar House, Bush Bank, Herefordshire HR4 8EN.

Approval of details reserved by conditions 11, 13 and 21.

Split Decision: Condition 11 (proposed foul and surface water drainage arrangements) not discharged. Condition 13 & 21 discharged.

Resolved: Decision noted.

4. Finance

To agree outstanding payments

Resolved: The following payments were agreed – Metrosigns (spare keys for notice boards) £19.20 (621) and BHIB (Parish Council insurance 202/22) £174.33 (622)

Meeting concluded at 7.07pm

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Signature of Chair

24th May 2021

Date