

## **MORETON ON LUGG PARISH COUNCIL**

### **Minutes of the Parish Council Meeting held in Moreton-on-Lugg Village Hall**

**Tuesday 5<sup>th</sup> November 2019**

Moreton on Lugg Parish Council website: [moretononlugg.org](http://moretononlugg.org)

Parish Clerk – Lesley Hay

#### **PRESENT:**

Councillors: Cllr Richard Styles (Chairman); Cllr B Garbett; Cllr B Jackson (Vice Chairman) Cllr C Cowley; Cllr C Boden; Cllr V Javens.

Parish Clerk: Lesley Hay; Ward Cllr Guthrie and 5 members of the public.

The Chairman welcomed those present to the November Meeting.

#### **MINUTES:**

**1. APOLOGIES FOR ABSENCE** – Cllr D Preece.

**2. UPDATE ON PARISH COUNCILLOR VACANCIES** – no one has put their name forward – to remain on the agenda.

**3. DECLARATIONS OF INTEREST AND WRITTEN – APPLICATIONS FOR DISPENSATIONS** by Parish Councillors – none received.

**4. TO RECEIVE A REPORT FROM THE LOCAL POLICE OFFICER** – no representative present.

**5. WARD COUNCILLOR'S REPORT** – Please see detailed report at the end of these minutes.

## **5.1 Open Session – matters raised by members of public.**

A resident's concerns with regard to the Garrison House, Ordnance Close planning application is covered within the Ward Councillor's report. The Ward Councillor's follow up discussions with the Planning Officer; Enforcement Officer and Buildings Regulations Team. Please see Ward Councillor's report at the end of these minutes which will be discussed further at the next meeting in December.

## **5.2 The Chairman closed the Open Session.**

**6. CHAIRMAN'S REPORT** – no issues that will not be covered within the agenda.

**7. PARISH COUNCIL** – Cllr Garbett who had previously put forward a proposal for a parish leaflet – asked for the item to be deferred until the next meeting. Cllr Garbett explained he would value an opportunity to liaise with the Ward Councillor to gather a better understanding of her official duties with the parish so that these can also be included as information within the leaflet.

**8. MINUTES OF PARISH COUNCIL MEETING** held on the 1<sup>st</sup> October 2019 were agreed to be a true record and it was unanimously voted that they be adopted and signed by the Chairman. A spelling error noted in item 7 had been rectified.

## **9. VILLAGE HALL REPORT**

Committee unchanged. Next meeting is 25th November, 2019.

### **EVENTS**

A Bingo Evening with a Halloween theme took place on Saturday evening, 26th October, approx. 45 guests braved the weather and enjoyed the evening.

The Christmas Fair is planned for Saturday 7th December, Midday to 3pm.

### **HALL MAINTENANCE & DOCUMENTATION**

The Health & Safety Policy is on the Notice Board. General Risk Assessment now reviewed and ready for use.

PAT tests on electrical equipment is complete.

A Gas appliance service is booked for 12th November. Quotations are being sought to update and/or replace the heating system

## PUBLICITY

A Facebook Site has been created to advertise and report on events, and progress at the Hall.

Mol Village Hall

Feedback from users and the public is encouraged through an E-mail address:

molvillagehall@yahoo.com.

## FINANCIAL

The financial report submitted separately by the Committee treasurer shows a balance of £5029.91 with a £200 expected expenditure.

### **10. TO RECEIVE THE FINANCIAL REPORT:**

10.1 To consider payment of accounts – the October schedule of payments had been circulated - the Clerk reported a typing error on the Schedule of Payments – this had been rectified but made no difference to the payment details.

It was unanimously agreed these invoices should to be paid and the Clerk raised the cheques accordingly and these were signed.

The Clerk confirmed that the ½ yearly accounts had been sent to the Internal Auditor and a certificate of approval filed.

### **11. PLAY PARK REPORT**

Play Park report for October 2019 - All equipment is serviceable.

Play Area

- a. Trees – no action required.
- b. Football pitch – waterlogged; net damage; one net taken down to protect goal area.
- c. Paths clear
- d. Basket Ball requires sealing between tarmac edging and wood surround (trip hazard).
- e. Ongoing – leaf clearance; rubbish clearance/burning
- f. The new dog bin is being used and generally the park is in good condition and well used.

## **12. FOOTPATH OFFICER REPORT**

12.1 Footpath Officer reported– all footpaths are wet but generally in good order.

The Footpath Officer attended the Balfour Beatty briefing session on the 23<sup>rd</sup> October 2019. The legal requirement has changed in that it is now a legal requirement that Footpath Officer's walk footpaths only once annually.

## **13. LOCALITY STEWARD**

It was agreed that the clerk should arrange a 'village walk about' with the Locality Steward to discuss: -

13.1 Drain is still blocked at the bottom of Moreton Road by the 5-bar gate.

13.2 Discuss further the gullies and general debris accumulating in St Peter's Close.

13.3 The drain at the back properties in St Peter's Close near the Electricity Station needs urgent jetting.

13.4 The possibility of a No Parking sign on the grass opposite the Village Hall.

## **LENGTHSMAN**

It was agreed that – weather permitting – the clerk would ask the D C Gardening to do another grass cut throughout the village. It was also discussed and agreed that D C Gardening would be asked to look at the Post Office Green – and, again, weather permitting, to cut the grass. D C Gardening to be asked to trim around the various trees; bins etc in Post Office Green and generally tidy up the area.

**14. CHURCH HOUSE DEVELOPMENT**– it is thought they are still waiting for the utility companies to come on site. It was suggested that this item should now be a permanent heading on the forthcoming agendas – and that the clerk would liaise with Bell Homes each month to get an update on progress etc.

It was also suggested that Bell Homes be asked to install litter/dog waste bins around the new estate which would then come under Balfour Beatty's emptying schedule rather than the Parish Council.

## **15. PLANNING –**

15.1 Planning Consultation - 193618 - Wellington Quarry, Haywood Lane, Wellington, Herefordshire, HR4 8BY DESCRIPTION: Proposed Southern extension and consolidation of existing planning permissions.

Following the presentation by Tarmac representatives at the last meeting – no objections raised.

It was agreed that the planning applications 193470 and P193697 as listed below would be followed up by the Ward Councillor and her findings will be included in her report (please see at the end of these minutes).

15.2 Planning Consultation - 193470 - Land to the rear of Garrison House, Ordnance Close, Moreton On Lugg, Hereford, HR4 8DA DESCRIPTION: Proposed variation of condition 2 of planning permission 174315 (general purpose agricultural building) - to allow building to be re-positioned nearer to house for better security.

15.3 Planning application P193697/XA2. Moreton on Lugg. On investigation, the content of this application has now proved to be subject to an error; the application has been withdrawn and will now be resubmitted by the Agent.

**16. CORRESPONDENCE** – all correspondence was noted – no comment made.

**17. TO CONSIDER MATTERS RAISED BY MEMBERS FOR NEXT AGENDA** –

**18. DATE** of next meeting: Tuesday 3rd December – 7.30p.m. start.

Chairman closed the meeting at 8.00 p.m.

### **Item 5 : Ward Councillor's Update Report**

#### **Re: Highways Matters**

##### **Recent Heavy Rainfall and Flooding**

Herefordshire council staff and our contractors BBLP have been working together dealing with flooded roads and affected communities.

Locally flooding occurred on Haywood Lane (C1122) – currently the road is closed. The C1120 Moreton Road to Marden flooded and is now passable with care.

##### **Mud on Roads**

Our Locality Steward raised the issue of "mud on roads" in his report and I would like to highlight the concerns which are as follows:

*"At this time of year, to look out for 'mud on road' information signs and drive accordingly. Also, when you are out and about, if you do see large quantities of mud on the road, please call 01432 261800 to report it (This number is answered 24/7)"*

#### **Re: Laystone Bridge, Major Bridge Repairs and Parapet Wall Repair**

Balfour Beatty have advised of the following road closure:

**C1122 - Laystone Bridge, Marden** (C1122 from C1120 to Wellington Crossing)

Monday, 25 November 2019 to (and including) Friday, 20 December 2019

Full road closure from 08.00 hours on Monday, 25 November 2019 and will not re-open until Friday, 20 December 2019 at 17.00 hours

Balfour Beatty engineers are currently considering how best to repair the damage caused, and how to reduce the chances of future strikes.

**e: Planning Matters**

**Re: Ordnance Close, Planning Applications**

Due to concerns raised about trees and individual planning applications - I requested that the Planning Officer provide a full update, which is as follows:

Copy email below:

"Cllr Guthrie,

**Land adjacent to Garrison House, Ordnance Close, Moreton on Lugg - UPDATE**

Following our conversation on the 'phone on Friday, I have compiled this brief synopsis email, outlining the applications at the site to date.

All subsequent reserved matters and discharge of conditions applications have followed and are pursuant to outline approval 171573/O. This application was for the proposed erection of up to 10 dwellings with garages and construction of access road. All matters save access were reserved for consideration as part of the reserved matters applications which have/are coming forward on the individual plots.

Noting the specific concerns raised recently with regards to trees on the site, this issue was dealt with accordingly at the outline stage. To summarise, the Council's Tree Officer was initially concerned with the proposed layout and the harm this could pose to the trees on the site, all of which were covered by a Tree Preservation Order (TPO). It was encouraged that the layout was reconsidered, potentially meaning that some trees were lost to ensure proper retention of the more important trees on the site. Following this, in September 2017 an amended site layout was received which indicatively re-positioned the layout of the proposed plots outside of the root protection areas. Condition 7 of the outline permission reads as follows:

*The development shall be carried out strictly in accordance with recommendations set out within the following documents: 'Arboricultural Impact Assessment & Arboricultural Method Statement. Arbortech dated 03-05-2017. Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with the requirements of policy LD2 of the Herefordshire Local Plan – Core Strategy and guidance contained within the National planning Policy Framework.*

Therefore, the impact on trees on the site has already been properly considered and secured by the above safeguarding condition. Notwithstanding this, on plots where trees are close to the site and thus could be affected by development, the Tree Officer has been reconsulted and offered comments for subsequent reserved matters/discharge of conditions applications.

With regards to more general progress on the site, I can provide the following update on a plot by plot basis. To clarify, the Reserved Matters application deals with appearance, landscaping, layout and scale as set out in Condition 3 of the outline approval. Reserved Matters applications are subject to full consultation, as per any other full planning application. Discharge of Conditions applications on the other hand deal with technical details and are not subject to full public consultation.

#### Whole of site

P182455/XA2 – Discharge of details reserved by condition 21 (Construction Management Plan) – DISCHARGED on Thursday 6<sup>th</sup> September 2017 (Kelly Gibbons)

P190505/XA2 - Application for the partial discharge of details reserved by conditions 6 & 7 attached to planning permission – DISCHARGED on Thursday 28 February 2019 (Kelly Gibbons)

#### Plot 1

P190424/J - Proposed removal of tree – CONSENT GRANTED on Wednesday 6<sup>th</sup> March (Oliver Kaye)

P191390/XA2 - Application for approval of details reserved by conditions 5 6 7 & 8 attached to planning permission 171573 – DISCHARGED on Tuesday 8<sup>th</sup> October 2019 (Ollie Jones)

P191388/RM - Application for approval of reserved matters of appearance, landscaping, layout and scale following outline approval – APPROVED on Monday 19<sup>th</sup> August (Alastair Wager)

#### Plot 2

P190215/RM - Application for approval of reserved matters following outline approval – APPROVED on Tuesday 26<sup>th</sup> March 2019 (Owen Jeffrey – LEFT)

P191257/XA2 - Application for approval of details reserved by conditions 5 6 7 8 12 & 14 – DISCHARGED on Tuesday 8<sup>th</sup> October 2019 (Ollie Jones)

### Plot 3

P191391/RM - Application for approval of reserved matters of appearance, landscaping, layout and scale following outline approval – APPROVED on Monday 19<sup>th</sup> August 2019 (Alastair Wager)

P191392/XA2 - Application for approval of details reserved by conditions 5 6 7 & 8 attached to planning permission – DISCHARGED on Tuesday 8<sup>th</sup> October 2019 (Ollie Jones)

### Plot 4

### Plot 5

P192571/XA2 - Application for approval of details reserved by conditions 5,6 & 14 of outline planning permission – PENDING (Ollie Jones)

P193143/RM - Reserved matters following outline approval – PENDING (Ollie Jones)

### Plot 6

P190151/RM - Reserved matters following outline approval – APPROVED on Wednesday 25<sup>th</sup> March 2019 (Owen Jeffreys – LEFT)

P191303/XA2 - Application for approval of details reserved by conditions 5 7 8 12 & 14 on outline planning permission 171573 – DISCHARGED on Tuesday 8<sup>th</sup> October 2019 (Ollie Jones)

### Plot 7

P190149/RM - Reserved matters following outline approval – APPROVED on Wednesday 27<sup>th</sup> March 2019 (Owen Jeffreys – LEFT)

P191623/XA2 - Application for approval of details reserved by conditions 5-8 & 12 & 14 of planning permission – DISCHARGED on Tuesday 8<sup>th</sup> October 2019 (Ollie Jones)

### Plot 8

P191980/RM - Reserved matters following outline approval – APPROVED on Tuesday 20<sup>th</sup> August 2019 (Ollie Jones)

P192472/XA2 - Application for approval of details reserved by conditions 5 6 7 & 8 – DISCHARGED on Tuesday 8<sup>th</sup> October 2019 (Ollie Jones)

### Plot 9

### Plot 10

P193697/XA2 - Application for approval of details reserved by conditions 5 6 7 812 & 14 attached to planning permission – PENDING (Ollie Jones)

I trust the above provides somewhat of a clearer picture as to the progress of the site as I appreciate it is rather piecemeal. If there are any particular concerns or questions relating to any of the above applications then I would advise that contact is made with the specific officer, where relevant. I would note that Owen Jeffreys has now left the authority so I am happy to answer any queries regarding the applications that he dealt with.

Kind regards,

Ollie

**Ollie Jones Economy and Place Directorate**

Senior Planning Officer"

**RE: 106 Agreement – Planning Application 191159**

Clarification on 106 contributions, same as my Report last month, officer advice is as follows:

*"Payment of the section 106 contributions is in two phases – 50% on commencement of the development and 50% on occupation of the 33<sup>rd</sup> open market unit.*

*We have requested payment of the first contributions which are;*

- *Education £58,044.00*
- *Transport £54,889.00*
- *Recycling £879.00*
- *Waste £879.00*

*With regards to the parish council input on spend of the monies, the spend of the education monies is co-ordinated by colleagues in education directly with the recipient schools and the recycling and waste contributions are used to purchase green and black bins for each dwelling.*

*The parish council has an input in identifying where the transport monies could be spent. The section 106 agreement contains the following schemes which were negotiated at the outline planning application stage;*

*"Transport Facilities" – means sustainable transport infrastructure comprising:*

- a) *Improvements to passenger waiting facilities in Moreton on Lugg, shelter and kerbs*

b) *Installation of 5 dropped crossings*

c) *Village gateway features including different coloured surfacing from the A49 east to the speed limit scheme will include gates, signage improvements and white line*

I will be in contact with the parish to commence this process once the development has progressed further. This will entail meeting in the village to walk through and identify where they would like features and what these comprise of. I will gather this information to convey to Balfour Beatty Living Places who the council commission to scope, design and deliver the improvements. Any input from BBLP will incur a charge from the section 106 monies hence the reason that I do the initial work to pass onto them.

At this stage there would be no need to attend a parish council meeting but I will be in contact with the clerk at a later stage to arrange to meet the relevant parish councillors in the village

With regards to the village hall, there are no contributions in the agreement towards the village hall. I have been in contact with a member of the village hall committee to advise them of this suggested that they approach the developer directly to request their assistance with heating in the village hall. They have confirmed that they will approach the developer directly".

Report by Kema Guthrie 05/11/2019

Signed :

Date: