

PYONS GROUP PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY PARISH COUNCIL MEETING HELD AT
7.30 PM ON TUESDAY 14 APRIL 2015 AT CANON PYON PARISH HALL

Present: Mr G.R. Vaughan (Chairman)

Mr H. Ray (Vice Chairman), Mrs. L. Pugh, Mrs C. Barrell, Mr D. Bowen Jones, Mr A. Drew and Mr H. Patterson.

In attendance: Mr R. Hewitt, Clerk to the Council.

2016/1 APOLOGIES FOR ABSENCE. Apologies were accepted from Mrs G. Dickson, Mr R. Doran, Mr N.C. Davies, Mr D. Spooner and Mr M. Verdin.

2016/2 DECLARATIONS OF INTEREST
No interests were declared during the meeting.

2016/3 PLANNING
150770 Canon Pyon CE Academy, Canon Pyon, HR4 8PF – Provision of a single mobile classroom. Supported.

150688 The Glatt, Canon Pyon – Variation of conditions 2, 4 and 6 of approved application ref. N113588/F – change to revised plans to change the design and materials of building and form/ layout of entrance drive. There were no objections.

P150597/PA4 Prior Approval – Agricultural to residential. Sheep shed adjacent to Dower Cottage, Kings Pyon – Proposed one, two storey, two bedroom house converted from sheep shed.

Pyons Group Parish Council objected to the planning application on the grounds that the sheep shed does not not comply with the requirements of the Town and Country Planning 2014 Order No. 564 (the Order).

1. The condition of the sheep shed is in such poor repair that the planning application is effectively for a new-build property (please see photographs). The parish council understands the existing structure has fallen against the adjacent Grade 2 listed Dower Cottage twice in three years. The new foundations, walls and roof highlighted in the application make it a new-build rather than use of the existing building as required by the legislation.

2. The dimensions of the proposed new build are also greater than the existing shed, which does not comply with the legislation. Under Clause MB 1(g) "the development would result in the external dimension of the building extending beyond the external dimensions of the existing building at any given point" as the height of the existing building is 4.2 metres while that proposed in drawing PB1304 is 5 metres.

3. The proposal to enclose a large part of the greenfield land adjacent to Dower Cottage as a residential garden is contrary to the Order, Conditions

for Class MB.2. The planned curtilage would be far larger than the footprint of the existing building contrary to the requirement of provision MB.2 (9)(b)(ii) where curtilage is defined as " an area of land immediately beside or around the agricultural building no larger than the area occupied by the agricultural building."

4. The location or siting of the building immediately adjacent to Dower Cottage makes the change of use impractical or undesirable which is contrary to MB.2.(1)(e) under which it is submitted that "the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses)." The impact of the proposal as outlined in the planning application will be severe for the following reasons:

- Any foundation works will have an adverse effect on the foundations of the immediately adjacent Grade II listed Dower Cottage, which itself has no solid foundations and sits on loose stones and plain earth.
- Maintenance and repair works on the external walls of the Grade II listed Dower Cottage adjacent to the sheep shed would no longer be possible should the development go ahead, unnecessarily placing this significant local building at risk.

5. The proposed new build has several design shortfalls including: the absence of natural light in the kitchen or downstairs given the proximity of the proposed development to Dower Cottage; and the allowable upstairs space, even with the increased height of the existing building, would not permit any person of average height to stand upright even within the peak of the roof space.

6. There are long term residential bats on the site which cannot be disturbed.

Taking into account all the above, the application for this proposal falls outside the terms of this Order and is considered undesirable and impracticable through its juxtaposition with Dower Cottage, the restrictions imposed under the Order and conservation issues.

Pyons Group Parish Council considers the proposal unsustainable and that it does not fall within the terms of the Order.

150602 Land West of A4110, Knapton Green – Proposed erection of a barn egg laying unit with associated feed bins, hardstandings and egg storage building (amended scheme of P133504/F). There were no objections.

150572 Site adjacent to Valentine Court, Canon Pyon, HR4 8NZ – Application for the review of affordable housing requirements relating to planning permission 131885 at Valentine Court (30 dwellings).

Pyons Group Parish Council was surprised to learn that such a review was possible without consultation at parish level, and asked Herefordshire Council to note that the land adjacent to Valentine Court was originally to fulfil the local need for affordable housing, and this was one of the justifications for considering a small development outside the village settlement boundary. Since then, the land has been given permission for 30 dwellings, and as a result of this review, the proportion of affordable houses may now be reduced. The parish council is concerned that the review may adversely affect the section 106 agreement with the developer as well. Should the number of houses be reduced at the site, the parish council would like to see the overall design and layout of the development adjacent to Valentine Court reviewed and improved.

2016/4 FINANCE

The following payments were agreed: T Hughes, P3 footpaths (£144.00); Canon Pyon Stores, photocopies for neighbourhood plan (£72.00); and Footpath Officer, P3 expenses (£512.18). The receipt of the lengthsman grant for quarter 4, 2014-15 was noted (£697.50).

2016/5 MAIN MODIFICATIONS HEREFORDSHIRE LOCAL PLAN CORE STRATEGY

The meeting made no comment on the main modifications consultation.

The Chairman declared the meeting closed at 9.05 pm.

Signed:

Date: