

## DINEDOR PARISH COUNCIL

### Minutes of a Meeting of the Parish Council held on 19<sup>th</sup> September 2017, at Dinedor Village Hall

**Present:** Cllr. Duncan Green  
Cllr. Nick Austin  
Cllr. Julia Over  
Cllr. Suzanne Penny  
Cllr. Chris Smart

**In attendance:** Liz Kelso Clerk/RFO  
Cllr. David Summers Ward Councillor, Herefordshire Council  
3 members of the public

#### **074/2017 Apologies, declarations of interest and requests for dispensation**

There were no apologies, declarations of interest or requests for dispensation.

#### **075/2017 Public Participation**

##### **75.1 Items raised by members of the public**

A request was made for the mirror which had been opposite the junction with the Holme Lacy Road to be reinstated as the junction is hazardous and visibility is difficult.

Concern was expressed at the co-ordination of road works around Hereford, making travel around the City particularly for those from rural areas, difficult. Repairs to the road network was welcomed but the concentration of roadworks in various locations at the same time was considered ill advised. Councillor Summers suggested contacting the cabinet member for roads and transport.

##### **075.2 Ward Councillors Report**

Members noted the verbal report from Councillor Summers, including meeting with planning officers and Historic England on land adjacent to Dinedor Hill

076/2017

## Minutes of the meeting held on 18<sup>th</sup> July 2017

It was agreed that the Minutes of the meeting held on 18<sup>th</sup> July 2017, which had been previously circulated, be signed by the Chairman as a true record of proceedings at that meeting.

077/2017

## Clerk's Report

- **Herefordshire Council Code of Conduct Briefing**

The Clerk having attended a briefing by Herefordshire Council on 12<sup>th</sup> September at which the Monitoring Office explained the rationale behind the new Code of Conduct adopted by Herefordshire Council, it was agreed to consider adoption of the revised Code of Conduct at the next meeting.

- **Outstanding Invoices**

Monies owed to the Parish Council in connection with the rental due on the transmitter mast from the date of transfer of the Camp to 31<sup>st</sup> March 2017 has now been received.

The invoice representing the insurance premium due in accordance with the lease agreement for the tenants of property at the Camp for the same period is also still outstanding but is the subject of a separate agenda item.

- **Hereford Area Plan Reference Group Meeting**

An invitation has been received to attend the Hereford Area Plan Reference Group Meeting to discuss Movement/Transport and Employment/Jobs. No Member was able to attend this meeting.

- **Planning Enforcement Action**

Following a report from a resident, a potential planning enforcement issue is being investigated by Herefordshire Council where a property has been adapted for commercial use without appropriate permission. Officers will visit the householder and if a breach of development control is identified, will encourage a retrospective planning application.

078/2017

## Financial Matters

### 078.1 Payments

A payment of £10.00 to J. Preece being owed for the property valuation but missed off the original invoice, was approved.

## **078.2 Account Balances**

An account balance of £20,378.85 was noted.

## **078.3 Financial Review**

The review of expenditure from 1<sup>st</sup> April to 31<sup>st</sup> August 2017 was noted. Current forecast suggests expenditure will be below budget.

## **078.4 Request for Donation**

Members resolved not to offer a donation to Age UK as there was not clear benefit to the parish.

## **079/2017 Planning Matters**

### **079.1 Planning Applications for consideration:**

None

### **079.2 Permitted Development**

There have been no applications under permitted development rights.

### **079.3 Planning Decisions**

The following planning decisions were noted:

Ref: 172356  
Site: Stables at Maes Y Felin, Dinedor  
Development: Application to vary condition 1 of planning permission P133536/F  
Decision: Approved with conditions

Ref: 172357  
Site: Stables at Maes Y Felin, Dinedor  
Development: Application to vary condition 3 of planning permission P142209/F  
Decision: Approved with conditions

Ref: 172358  
Site: Stables at Maes Y Felin, Dinedor  
Development: Application to vary condition 3 of planning permission P152978/F  
Decision: Approved with conditions

Ref: 172067  
Site: Land adjacent to Ridgeway, Prospect Farm Lane, Dinedor  
Development: Application for a variation of condition 2 following grant of planning permission (162657)

Decision: Approved with conditions

#### 079.4 **Report on meeting with Herefordshire Council and Historic England**

A report from the Chairman on the meeting between Herefordshire Council, Historic England and representatives from the Parish Council was noted.

### 080/2017 **Dinedor Camp**

#### 080.1 **Report from the Dinedor Camp Steering Group**

A report from the Dinedor Camp Steering Group was noted. In particular, members noted that work by the community volunteer team and the community payback team was progressing well although clearing scrub had revealed a maple tree that has clearly been planted by a visitor to the site and what appears to be pet memorials. As a scheduled ancient monument, disturbance of the ground is strictly forbidden by Historic England so these will have to be removed.

Wood left on site had recently been set fire to which again is not permitted on the ancient monument. To avoid piles of wood collecting, some of the larger pieces that might be suitable for wood burners will be offered to volunteers who take part in the monthly work groups, the next session being 8<sup>th</sup> October. It was agreed that this be advertised in the newsletter to encourage more volunteers to take part.

#### 080.2 **Funding Application**

It was agreed that the Steering Group be authorised to complete a funding application on behalf of the Parish Council to fund equipment for the maintenance of the Camp.

#### 080.3 **Dinedor Access Road**

The Chairman reported that an initial approach to Herefordshire Council regarding the access road to Dinedor Camp had received the response that the road was not publicly maintainable. However, evidence found to date suggests that the road has been maintained at public expense. Evidence of ownership of the road and how it appears on land registry entries for neighbouring properties was now required and it was agreed to authorise the Chairman and Clerk to seek legal advice. An interim budget of £100 was agreed for this work.

### 081/2017 **Insurance**

The Chairman reported on a meeting attended by himself, Cllr. Austin and the Clerk with representatives from Dinedor Outdoor Centre regarding the revaluation of buildings forming the Outdoor Centre and the resultant cost of insurance for the Centre which, under the terms of the lease, must be paid by the Outdoor Centre. Members noted that the Outdoor Trust claim that several of the buildings on the site are tenants improvements and therefore should not have been included in the insurance valuation. The Clerk has discussed this with the solicitor acting for the Parish Council on the matter of the transfer and

is awaiting formal confirmation that the contract referred to and transferred all the buildings on that site.

Members also discussed whether a variation of the lease might be possible whereby the Outdoor Trust are required to insure the property or part thereof directly. Subject to further discussions with the Outdoor Trust and the solicitor, a provisional budget of £300.00 was agreed to investigate this further with appropriate legal advice.

## **081/2017                      Neighbourhood Development Plan**

Cllr. Penny explained that it has been nearly a year since the Steering Group met, pending receipt of the Strategic Environmental Assessment from Herefordshire Council but this has now been received which will enable the Regulation 14 consultation with residents and statutory bodies to take place. It was confirmed that the SEA identified that the draft plan is broadly in line with the Core Strategy and national guidelines. It was agreed that the draft plan now be accepted for the consultation under Regulation 14 and that authority to set and commence the Regulation 14 consultation be delegated to the Clerk and Members of the Neighbourhood Plan Steering Group which is next due to meet on Tuesday 3<sup>rd</sup> October.

## **082/2017                      Training**

There were no requests for training.

## **083/2017                      Date of next meeting**

The next meeting will take place on Tuesday 21<sup>st</sup> November 2017 at 7.30pm in the Village Hall.