

DINEDOR PARISH COUNCIL

Minutes of a meeting of the Parish Council held on 19th May 2020, in accordance with The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020

Present: Cllr. S. Penny In the Chair
Cllr. N. Austin
Cllr. T. Greenow Agenda item 3 onwards
Cllr. J. Over

In attendance: Liz Kelso Clerk/RFO
4 members of the public

027/2020 Apologies, declarations of interest and requests for dispensation

Apologies were noted from Cllr. D. Green. There were no declarations of interest or requests for dispensation.

028/2020 Minutes

028.1 Minutes of the meeting held on 21st January 2020

The Minutes of the meeting held on 21st January 2020, which had been previously circulated, were approved and the Chairman authorised to sign on behalf of the Parish Council as a true record of proceedings at that meeting.

028.2 Minutes of the extraordinary meeting held on 18th February 2020

The Minutes of the meeting held on 18th February 2020, which had been previously circulated, were approved and the Chairman authorised to sign on behalf of the Parish Council as a true record of proceedings at that meeting.

Members noted that the meeting scheduled for 17th March 2020 had not taken place as the meeting was inquorate.

029/2020 Virtual Meeting Policy

The Virtual Meeting Policy, as produced to the meeting, was agreed and adopted.

030/2020 Public Participation

30.1 Ward Councillor Report

Ward Councillor Summers was not in attendance at the meeting and had not submitted a report.

30.2 Matters raised by members of the public

During the period set aside for public participation a complaint was noted from a member of the public about the poor state of repair of a pothole within the parish. This would be reported to Balfour Beatty as agents for Herefordshire Council.

031/2020 Financial Matters

031.1 Payments made in March 2020

In accordance with Financial Regulations and as a result of the meeting in March not proceeding due to the meeting being inquorate, it was agreed that payments made in March as attached to these Minutes, be hereby ratified.

031.2 Payments now due

The following payments were authorised:

- | | |
|---------------------------------------|-----------|
| • E. Kelso
Office expenses | £144.50 |
| • Came & Company
Insurance Premium | £1,426.02 |

031.3 Receipts

The following receipts were noted:

- | | |
|---|-----------|
| • Arqiva Ltd.
Transmission mast rental | £2,000.00 |
|---|-----------|

- Dinedor Outdoor Centre
Balance of insurance premium due £1,000.00
- HMRC
VAT reclaim £1,000.62
- Herefordshire Council
Precept for half year £4,750.00

031.4 Account balance

An account balance of £27,001.34 was noted.

031.5 Internal Audit

The Clerk presented quotations for the internal audit function for the year ended 31st March 2020, explaining that the internal audit was a requirement for all parish and town councils, whether exempt from external audit or not with the work governed by the recommendations of the Joint Panel on Accountability and Governance. After due consideration it was agreed to appoint Mr. Iain Selkirk FCA.

031.6 External Audit

Noting that as a parish council with income and expenditure not exceeding £25,000, Dinedor Parish Council would be exempt from an external audit, members resolved to request a light touch audit at a cost of £200.00 for financial year ended 31.3.2020.

031.7 Insurance Renewal

Having undertaken a marketing of the insurance policies within the previous year, and taking into account the amendment to the lease of Dinedor Outdoor Centre requiring the Centre to insure the majority of buildings on that site, it was resolved to renew the parish council insurance programme at a cost of £1,426.02.

031.8 Fastershire Keep Connected Grant

Members noted that to facilitate online meetings of the parish council under the Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 a licence has been purchased which has been part funded by the Fastershire Keep Connected Grant amounting to £71.94.

032/2020

Planning Matters

032.1 Application ref. 201220/O – Land at Hill View, Dinedor

Members considered application reference 201220/O which is for outline permission for the demolition of an existing dwelling, erection of 4 x residential dwellings with associated drive and access alterations. After due consideration, it was agreed that the Clerk write to Herefordshire Council with the following objections to the application:

- This application is separate from, but adjacent to three other applications for multiple dwellings on existing single dwelling sites along the main access road into the village. Total dwellings on the adjacent sites, if granted, would amount to 17 new dwellings in total with the result that the total impact on the village will be considerable.
- The proposed development is on a very narrow, single track road leading from the B4399 (Holme Lacy Road) into the village. This road provides the main access into and out of the village so is used by residents and agricultural vehicles. Concern has been expressed on many occasions that visibility on exiting the village at the B4399 is poor and has led to several near misses. Improvements to this junction should be a condition of the current applications.
- There is a very sharp bend in the single track access road between the junction with the B4399 and the proposed development(s). Vehicle speed and volume along this road with virtually no vehicle passing places has led to further near misses at this location. The additional traffic generated by the proposed development(s) represents an unacceptable increase, leading to greatly reduced safety for vehicle and pedestrian traffic. There is no public transport accessing the village/site and Dinedor has little in the way of facilities. Residents have no option but to travel outside the village for shops, medical services, schools and most social activities. The total number of vehicles using this road is likely to increase by at least 35 vehicles with the potential for upwards of 200+ vehicle movements per day.
- Drainage along the road is poor and the road floods when it rains. Concern was expressed that run off water from the proposed development(s) will increase the amount of water entering the road, increasing the potential for flooding. There is further concern that the intensity of the development(s) will create difficulty in providing suitable soakaways for the sites themselves exacerbating the existing problems. A review of the cumulative effect of drainage of surface water from all the proposed sites along that limited stretch be undertaken and consideration given to a drainage solution, including holding pond, to encompass all sites/dwellings at that location.

Similarly, the village has no mains drainage or sewerage system. The proposed development will need an adequate system to deal with sewerage and surface drainage for each of the dwellings with adequate provision for soakaways within the property. Currently, drainage issues result in septic tank back ups when the road floods, leading to sewerage flooding at the lowest point of the village – the village hall. These issues must be resolved before any further development is permitted.

- The village consists of single dwellings in a linear form along the roadways, generally within large plots. The proposed development of four homes for this application is in a cul-de-sac layout which is not in keeping with the overall design and visual amenity of the village. Taken alongside the other agreed and outstanding applications for this site, this represents a total change in the village design and is not in keeping with our draft Neighbourhood Development Plan (currently being submitted under Regulation 16). It is contrary to the views expressed during extensive consultation with residents under the Neighbourhood Plan process.
- The proposed development is outside of the development area identified within our draft Neighbourhood Development Plan.

Considerable concern was also expressed by residents that potential construction traffic if the current application and two undecided applications receive permission, would result in considerable disruption for the entire village and potentially block the access road for residents and possibly emergency vehicles. Conditions relating to hours of work, damage to the road, drainage channels and verges would need to be considered during any construction.

The Clerk was instructed to write to Herefordshire Council as planning authority accordingly.

032.2 Planning Enforcement Action

Following the withdrawal of the appeal against the planning enforcement notice issues for land at Wye Valley Stud, it was noted that work to restore the contours of the land has commenced.

033/2020 Neighbourhood Development Plan

The Clerk reported that the draft Neighbourhood Development Plan, Basic Conditions Statement and Consultation Statement are now ready to be submitted to Herefordshire Council under Regulation 16, subject to Herefordshire Council providing an updated Habitats Regulations Assessment and Strategic Environmental Report, both of which are expected shortly. It was agreed that the Clerk be hereby authorised to submit the documents to Herefordshire Council under Regulation 16 once the final reports are available from Herefordshire Council.

034/2020 Highway matters

It was agreed that the Parish Council applies to re-join the lengthsman scheme and that an annual maintenance plan be submitted as part of that applications.

035/2020 Annual Parish Council Meeting

In accordance with the Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020 it was agreed to dispense with the Annual Parish Council Meeting for 2020. It was confirmed that the Chairman has agreed to continue as Chair until the next Annual Parish Council meeting.

036/2020 Annual Parish Meeting

It was agreed that as a result of the Coronavirus lockdown regulations and in accordance with the Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020, that the Annual Parish Meeting would not take place in 2020.

037/2020

Dinedor Camp

It was reported that although the Community Payback Team are no longer attending at the Camp due to the lockdown restrictions, volunteers continue to undertake maintenance of the site in accordance with social distancing. Noting the proposed relaxing of some of the lockdown conditions, it was agreed that signage reminding visitors of the need to stay 6ft apart can be placed on the entrance to the site.

038/2020

Items for the next agenda

It was agreed that an update on current projects such as the defibrillator and notice boards would be provided at the next meeting.

039/2020

Future meeting dates and date of next meeting

It was agreed to continue with meetings to be held virtually until such a time as indoor gatherings are permitted, on the usual dates, being the third Tuesday of every other month. Therefore the next meeting will take place on Tuesday 21st July 2020 at 7.30pm.

There being no further business, the meeting was declared closed at 21.05pm.