

Withington Group Parish Council Meeting

Thursday 13th July 2017

Meeting started at 7.30

In attendance: Paul Bainbridge (In the Chair), Alison Bainbridge, Ralph Barber, Jonathan Beech, Bob Wood, Jim Callow, Steve Scotcher, Tom Nellist, Ed Simcock, Sarah Winwood,
Also: Sophie Glover (Clerk): Dave Greenow (Ward Councillor) 1 parishoner

7.31pm meeting started

1. Apologies

Kevin Hewison, Simon Dent, Sue Rudd, Martin Kirk. Absent without apology: Rachael Leake

Action

2. Declarations of Interest

None declared.

3. Open Discussion/Public Forum – followed by:

3.1 Report from local police Sent by e mail.

3.2 Report from Ward Councillor –

DG apologised for not making the last two meetings but he gave personal reasons for not being here.

He had done a tour with the localities steward, they looked at the flooding rain water area that the PC had previously identified. DG had mentioned pot holes to the Localities Steward, and funding is so tight that many pot holes are being left as they do not fit criteria.

Herefordshire has been allocated extra monies from central government, but this will be spread very thinly given the number of potholes.

DG said that all Herefordshire buildings have been checked for fire safety, and were all cleared. The chair asked if they had tested schools and the hospital? Yes they have.

The chair asked when the Edgar Street grid new road was going to open, and he was told this would happen shortly.

JC asked about the £millions that was available for bypasses from central government – he was told that we are hoping for some of the monies to pay for the next part of the bypass.

SW asked DG about his thoughts of the chip shop appeal. The chair explained that the HC response would go onto the web site close to the closing date.

TN asked about the Sonas House development in Nunnington. He has been in contact with the planning officer to see where they were with the application, and he is waiting for them to come back to him. The owner currently has no planning approval for the recent development. DG understands that no development has happened for a while now – this was confirmed.

4. Acceptance of Minutes of Annual Parish Council Meetings (May 2017).

The minutes were accepted as being a true record of the meeting.

Proposed: RB

Seconded : BW

Preston Wynne were not quorate, so had a meeting last month, they raised two issues, one was speeding through the village, and the other was the problem of artic. lorries to and from the Chase distillery site. A parishoner had approached ES, who had been round this business, and they realised just how large the chipping business might become. DG was asked to go and have a look at the business and a talk with the owners. TN suggested a letter from us to Chase might be a starting point. BW said that we could not tell a business where their lorries went if there was no weight limit on the road, the chair said if it was a new business, they would need

DG will pay them a visit.

planning permission and then restrictions could be negotiated.

ES said that at the meeting, a 30 sign would be better positioned where the church sign was. A discussion ensued about whether or not to apply for a TRO. It was resolved to apply for a TRO through the village at 30 or 40 mph.

The chair explained that we were in the process of identifying the amount of S106 monies that were due to come to the PC. He suggested that we could look at red painting at junctions, and 'village gates'.

ES said that the Pastures had had planning permission accepted, he had been asked why that was identified as the centre of the village rather than the village hall or the church? A discussion ensued, ending with direction to point 6.

*DG will
apply
for a
TRO*

And of the PC meeting (May 2017)

The minutes were accepted as being a true record of the meeting.

Proposed: AB

Seconded: JC

Agreed Unanimously. The Minutes were duly accepted.

5. Action Points from last meeting:

- Either dealt with or on the agenda.

Neighbourhood Plan – Update from RB and chair Inc Consultation from HCC on Rural Areas Site Allocation Plan – papers at end of document – Appendix 1.

PB had heard confirmation that the 3 parishes developments can be counted together, so the fact that Withington has had over its minimum allocation, means that it can take some of the expected development from Preston Wynne and Westhide.

6.

The Chair went through the paper that he had sent out with the agenda ending with the fact that our NDP would not be allocating houses, as there are no more needed. All the plan would do would be to add some design policy statements such as what the buildings looked like. The county have said for areas not doing a plan, they will do a site area allocation. There was a SWOT analysis carried out on following this route.

The chair asked, given the lack of interest in doing the NDP in Withington, did we actually want to do a plan going forward? We can do as much as possible by January, see where we are, and then consider going with the RASA route.

ES: if our NDP was done now, would that be considered 'safe' from amendments in a few years. Yes possibly.

DG added: When the allocations were first suggested, it was as a 'minimum', without a plan, you might get many more houses given to you.

RB has approached three consultants and only one came back to him, they wanted to start at the very beginning.

PB said if HC are waiting for a new road to release more land for housing, then they will never achieve their 5 year housing plan.

JC; if we do the NDP and get it done by January, will anyone take notice of it at all? PB; Yes they have to, once the plan is ratified it becomes part of the 'official' development plan.

ES: if we do a RSA will our views be listened to? PB; Yes, we can push for things that work for our own areas.

RB: do we push forward and try and get people more interested in doing a NDP? Or do we go for the RASA, putting in our views to this.

Chair: do we go for the consultants? We apply for the £9,000 and see what we can do?

ES; in Preston Wynne the last two developments are in open countryside, we feel that we are very exposed to further development. The Chair said this would be prevented by putting a clear village envelope at the end of the new development – this will work with the RASA or the NDP.

*RB and
Clerk to
move
on this*

The Chair asked the meeting what they wanted to do going forward, the results were:-

Doing a NDP: 100% whilst also keeping our options open to going with a RASA in January in case our NDP has not got far enough. It was resolved to continue trying to locate a consultant, and to continue with the NDP, applying for a grant to do the work.

7. Update on Withington Fields –

Lighting to the gazebo: has been completed.

The drainage pond has been fenced off in line with the findings from the inspection report.

8.a Update from recent training/meetings

Website and Lengthsman scheme: Clerk

There is a grant available until the end of the year to help PC's comply with the 'Transparencies Act'. The current web site was set up by the previous clerk, and it is rather cumbersome to manage. There are 3 main options for the web site:

1. We can keep what we have, and struggle with it.
2. We can go for the HALC method, going with an outside party to set up a new website, with support costs to back up the site and offer training. All of this could cost up to £700.
3. To set up a web site that is very simple, we have it managed from RB and SG's computers. It will cover all of transparency code requirements. Cost would be less than £100 a year. RB emphasised that it won't be all singing and dancing, but it will fulfil all requirements.

SW; I believe that a website is a vital feature for a Parish council. It will help you to analyse the things that people are looking at, and is a great portal for the parishioners.

ES: there are 3 groups of people who want to access this information, firstly genuinely interested people in the parish, new to the area and trying to find out more, then those who want to access deeper pc data, and finally those who would want the KISS website, just to find the facts.

It was resolved to have the best web site that we can afford TN seconded this, all were in favour.

The clerk was tasked with applying for the HALC grant to get this work started.

8.b The Chair explained that PC's will not receive any funds towards the Lengthsman work from the end of this year. We will have to consider raising the precept to cover this. Clerk to circulate Lengthsman costs over the last 4 years before the next meeting.

Section 106 monies: Chair

8.c We have had monies due to come in from developments in Withington. Information about these will be circulated to councillors, but we have been warned 'please be aware that none of these monies are currently available and may never be so as the latter two are dependent on planning and development'.

The chair asked the WF group to come up with designs for the changing facilities.

There was a further £38,000 that was to be spent on Highways in the fairly immediate term, along with £5,000 for ecological contributions (this has been earmarked for the school to have an ecological area for the children).

Some of this money might be put to BB looking at the roads leading to the school, trying to improve the safety of mothers and children as they go to the school. There was an idea of making the road(c1130) by the new development one way, this might give enough room for a pavement along it.

Also asked them to look at gates on the main road – wasn't much support for this as there is no obvious village. However, it was thought that this could work on Withies Rd and by the school. So, the chair has asked for schemes to be identified by highways and BB as and when the monies are available. AB; could gates go in Preston Wynne or Westhide or Cross Keys. We have also asked for a permanent SID on Withies Rd, and it was thought this could

Clerk to add this to the WF group meeting agenda

happened immediately.

9. Lengthsman and P3 scheme

Cut the school signs out of the hedges before September start of schools.
Hedge at the corner of Vine Tree Close, please cut it back. Clerk to approach Locality Steward.
Also the hedge from the shop to the bus shelter.

*Clerk to
give wk
to
L'man*

10. Tree Warden –

Nothing further

11. Withington Village Hall - deferred

Including extending parking area.

12.

To note the contents of the information sheet.

2017-18

**Current Financial
Position**

For July meeting 2017

Yorkshire Bank	Reserve account	6281.60
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As at Jan 2017

6,281.60

Lloyds TSB

As at 1.4.17	Parish Account	23,720.33
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As at 28.4.17	Withington Field Account	4171.36
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Still showing £2276.46
overpayment by BB from
l'man payments

27,891.69

Total

34,173.29

Cheques received None

Cheques to be authorised at this meeting

13.

From Parish Account	Clerks Salary	£876.66
	PAYE	£68.37
	Clerks Expenses	£129.09
	T Griffiths (Roads acct May) Inv TGC0036	£458.40
	T Griffiths (P3 acct May) Inv TGC0042	£72.00
	T Griffiths (P3 acct July) Inv TGC0096	£84.00
	Countrywide (May Inv 681013)	£223.20
Internal transfer	From Parish Acct to WF acct	£5,000.00
From Withington Field acct		
	Shelly O'Sullivan- litter picking on WF June/July	£80.00
	T Griffiths (WF acct May 1) TGC 0045	£418.20
	T Griffiths (WF acct May 2) TGC 0044	£30.00
	T Griffiths (WF acct June 1) TGC 0067	£273.60

£1,911.72

For works to the field

T Griffiths (WF acct June 2) TGC 0068	£516.00	
T Griffiths (WF acct July 1) TGC 0094	£30.00	
T Griffiths (WF acct July 2) TGC 0095	£102.00	
Flagpole express (Inv:28994)	£234.00	
Herefordshire Council - bins (Inv: 91173287)	£118.30	
CF Roberts (Inv: 010687)	£632.06	
Countrywide May inv: 681014	£156.00	
Countrywide June inv: 685413	£234.00	
Countrywide Dog walking area inv; 681993	£64.80	£2,888.96

Total cheques this period £4,800.68
including internal transfers £9,800.68

Agree Payments: Moved: BW seconded: TN
Applications for financial aid None

Planning -

14. 172043 – Land adjacent to Whitestone Chapel – Planning permission was granted 9 years ago. PB said we can't do much about the principal of it, but we can talk about the lay out. AB said how noisy the gardens are when they back onto a main road. PB also talked about the materials utilised in the build, how bland they were. He felt that this could be improved just by altering the materials.

Comment to follow. SW asked her neighbours, but had not received any comments. RB: supported PB, as did AB. PB will send his comments to the planning officer.

172041 – Meadow Stables, Preston Wynne – WGPC has no objection to this.

164113 – Extension and alteration to Withington Post Office – We didn't give any comments last time, so cannot really make any additional comments this time. The chair told the meeting that any individual could make their own comments on the web site. The member of the public present said that his issue was with the highway problem, RB said that the PC had to maintain the same stance as the previous time. SW asked if the proposal for a Fish and Chip / takeaway could be incorporated in one of the new developments – PB, no, as the sites are all cul-de-sacs, so chip shop generated traffic would not be acceptable. Comment no further action from the parish council - all Withington cllrs in agreement.

15. **Receive Items for the next agenda:**
As usual

Future meetings

Please note new date	21 st September	7.30pm Start
	16 th November	7.30 pm start
	18 th January 2018	7.30 pm start
Please note added date	15 th March	7.30 pm start
Please note added date and start time	17 th May	7.00 pm start

There being no further business the meeting closed at 10. 05pm

SIGNED:..... CHAIRMAN

Dated:.....

Appendix 1.

Withington Group Parish Council

RASA / Neighbourhood Plan

Consultation by Herefordshire County Council

'Extract from HCC consultation

Rural Areas Site Allocations Development Plan Document – Issues and Options Consultation

Town and Country Planning (Local Planning) (England) Regulation 2012 – Regulation 18

The Herefordshire Core Strategy was adopted in October 2015 and sets out the overall vision, objectives and spatial strategy for the county. The Rural Area Site Allocations DPD (RASA DPD) is seeking to provide a more detailed policy framework and growth proposals to support the delivery of the Herefordshire Core Strategy for those market towns or rural parishes who are not preparing a neighbourhood development plan.

The Issues and Options Paper of the RASA DPD presents a number of potential options for the scope of the document; including which parishes should be included within the plan. It should be noted that these options are dependent on the current progress of the neighbourhood development plan within the parish at April 2017. It also presents options regarding the range of policy topics which could be included, such as settlement boundaries, housing and employment allocations and primary shopping areas.

This plan will become a statutory element of the county's local plan and used to determine planning applications.'

The Parish Council now has to decide whether to continue with the Neighbourhood Plan or to rely on the RASA DPD to guide future development in the three parishes.

The proposals for the RASA come as six options in respect of WGP area with Option 6 being the one which keeps our choice open. If we reach '**draft plan**' stage by the end of 2017 / early 2018, the option allows us to carry on with the NP and come out of the RASA process. If we have not progressed then the RASA process continues and we drop the NP work.

The attached indicates the pros and cons of each process.

Other options under the consultation include 1. Dropping the NP altogether, and 2. Just doing the NP.

The main problem with the latter is the lack of support in the parishes for the NP with the public generally letting the Parish Council 'get on with it'.

It is suggested at this stage we keep our options open.

A verbal report will also be presented on this item.

For NP

Strengths	Weakness
<p>We drive the timelines. We define the settlement areas. We define any policies that are required. We define housing locations, numbers. We define design criteria for housing We define policies for community facilities, open space. We define non spatial issues such as transport issues – traffic calming, public transport. We can allocate housing requirement across the three parishes – all in one parish or spread out eg. Affordable home provision</p>	<p>Lack of support from the community to get it done. We have already had our share (over share) of allocation of housing so what have we to define. (142 approved. 126 required)</p>
Opportunities	Threats
<p>More 106 money</p>	<p>Timelines do not work for us Work already done is to be redone. There will be no more significant 106 monies in the near future</p>

For RASA DPD

Strengths	Weakness
<p>Work with the council to define the settlement areas</p> <ul style="list-style-type: none"> - Housing allocations, size and affordable. - Employment - Green Spaces - Primary Health Care 	<p>Policies are done at council level not the local council area. Timelines driven by council</p>
Opportunities	Threats
<p>Sharing of allocations may be more sensible due to the local areas involved.</p>	<p>Council push through their agenda and just have the local councils as part of the picture so they can show they are covering Herefordshire.</p>