

WELLINGTON PARISH COUNCIL

Extraordinary Parish Council Meeting held at the Community Centre
at 7.30pm on Thursday 29th January 2015

<u>Item</u>	<u>Minutes</u>	<u>Action</u>
	<p>Present Parish Cllrs: Mrs J Gowan (Chair); Mr S Crane, Mrs L Langford, Mr Dan Miller, Mr J Morrison, Mrs J Shoesmith</p> <p>Also in attendance: Mrs Chris Bucknell (Parish Clerk), Mr and Mrs Thompson (applicants) and 30 members of the public.</p> <p>1.0 To Accept Apologies for Absence – Cllr D Wood, Cllr A Blackshaw</p> <p>2.0 To Receive Declarations of Interest - None 2.1 To Consider Requests for Dispensations – None</p> <p>3.0 To Consider Planning Matters P143792 Kingcup Cottage, Wellington, Hereford HR4 8DT</p> <p>Mr Thompson, the applicant was invited to speak, and outlined the key differences between this application and the previous one, which had been withdrawn.</p> <ul style="list-style-type: none"> • Housing is more targeted to meet local need, recognising the need for more smaller houses • Site now includes a play area • The proposal includes a financial offer of a contribution towards potential creation of a footway to link the Marsh and Moreton on Lugg Business Park at some time in the future • Concerns regarding water and flooding have been partially addressed but work was still ongoing • The agricultural occupancy tag has been removed from the dwelling (it did not refer to the land) <p>The public were then invited to speak, with a strict time limit of 5 minutes per person. Speaking was confined to residents of Wellington Parish and residents were asked to identify themselves. It was also stressed that anyone could make representations via the Herefordshire Council Planning website. A slide showing what constituted a planning consideration was shown during this session.</p> <p>The following issues were brought up during the public session, with some residents' comments being presented by family or friends.</p> <p>Flooding and water run off could affect existing dwellings. It was stated that the drainage system terminated where the excess water was greatest and there was concern that the development would overwhelm the existing infrastructure</p> <p>Bus stop – there is no layby, this doesn't meet the safety requirements and the bus stop should be located away from the junction.</p> <p>Marsh Lane – drainage work has been done but the robustness and effectiveness of this during bad weather still needs to be proven.</p> <p>Access and safety issues were a key concern with particular reference to access onto the A49 and</p>	

the number of serious road traffic incidents that had occurred over recent months. It was also stated that the proposed 2.4m set back at the entrance was insufficient and that a 4.5m set back was appropriate under the prevailing circumstances.

The culvert goes under the road and into the ditch that already existed. The proposal was to make it larger which may affect surrounding land and dwellings. It was noted that this was not a material planning issue.

The Applicants were asked if they wished to respond to any of the residents' comments.

They stated that

- Access onto the A49 had been designed by a civil engineer.
- The layby by the pumping station was for Welsh Water use only and was not for public parking.
- Children walking to school – Herefordshire Council required applicants to prove that a link existed. It was clearly up to residents whether they chose to use it.
- In terms of flooding in Marsh Lane, the applicant suggested that one drain had been deliberately blocked.

The Chair thanked residents and stated that the Parish Council had some concern about the supporting documentation, outlining points that needed clarification.

- **Design and access statement:** there are inconsistencies with fewer smaller houses than are claimed in the supporting paperwork.
- Kingcup Cottage was not built in the 1980s, it was built in 1996 with an agricultural tie which has now been lifted. The Chair stated she did not know if this had any material significance.
- **Sustainability** – the application stresses that the development **will** help sustain facilities but there is no evidence to suggest that children **will** attend the school and people **will** use the shop etc. The Transport Statement states that for those leaving Marsh Lane the 'principal desire line' is to the south towards Hereford as the largest close centre for shopping. The same assumption must apply to this new development and that residents turning to Hereford to work may also take their children to a school in that direction. A better statement would be to say the development **could** or **might** help sustain facilities in Wellington.
- Section 106 - It is not certain that Wellington Parish will benefit directly as funds may go to the wider Herefordshire area and it should not be thought that this development will automatically benefit Wellington financially. The applicant responded saying that they had received confirmation that any Section 106 money would benefit the local area, but the Parish Council has no evidence of this at this point.
- Reference is made to a potential footpath/cycle link with Moreton Business Park and the fact that this is 'supported by Wellington Parish Council' – the Parish Council are generally in support of improved communication but has no knowledge of this specific link.
- The former Chairman of this Parish Council is again quoted as having shown supportive interest in the original scheme and also to have asked for support (presumably financial) for the new building. The Chair asked for it to be noted that any comments made by Mr Prince were made by him as an individual and not as a Councillor. The Parish Council was not formally approached regarding the development prior to the application being submitted.
- It is stated that the proposed footpath links to Wellington village and Moreton Business Park **will make a significant contribution** to the local infrastructure and sustainability – the relevance of this in connection with the business park was accepted but it was less clear how the footpath link could make any significant contribution to Wellington.

Flood Risk Assessment - The Chair also commented on flooding issues and the need for a full Flood Risk Assessment, stressing that this should be carried out so that any statements were based on fact and not supposition.

Transport Statement - The access has been revised on this application and The Parish Council were informed that the necessary Departure from Standards to allow this access to be created was all in hand. However the Chair noted that the Highways Agency had applied for a three month delay on a decision on the application in order that a Stage One Road Safety Audit could be prepared. She added that representations still needed to be made by the deadline but that a decision would not be imminent. The Chair added that, despite the content of the supporting documentation, she still had huge concerns over the safety of this access given the speed and volume of traffic.

The Chair then asked for comments from other Councillors.

Cllr Morrison reiterated the issue that a full Flood Risk Assessment should have been carried out in order to alleviate the concerns of nearby residents.

Cllr Langford restated that access onto the A49 was a major concern There had been a number of major accidents over the past year and this concern needed to be stressed in the Parish Council's response. She also pointed out that the footpath was not a suitable link to Wellington village and supported the Chair's view that it was in no way certain that those living in the development would support local services and facilities.

Cllr Shoesmith pointed out that the proposed development of 26 dwellings would have significant impact on Wellington Marsh, which currently consisted of 37 dwellings - a 65% increase which would be the equivalent of a development of 16,496 homes in Hereford City (2011 census figures). She also reiterated that the NPPF required developments to have safe and suitable access to the site and also commented on the need to relocate the bus stop to ensure pedestrian safety.

Cllr Crane echoed Cllr Morrison's comments on water and flooding stating that in his view the supporting documents were not robust enough. He also stated that there was a need to understand Herefordshire Council's requirements relating to footpaths.

Cllr Miller, supported the comments made by all Cllrs.

The Chair summarised by saying that in her view none of the reasons for requesting refusal on the earlier application have been answered in this new application and she therefore recommend that the Parish Council ask for refusal based on our former comments on:

- **Access onto the A49** - (as per original comments)
- **Sustainability** - (as per original comments)
- **Pedestrian access and safety** - (as per original comments)
- **Location** – this development would double the size of the existing hamlet creating an even bigger 'satellite community'
- **Sewage and Surface water** – the essence of the Parish Council's original comments still applied without more specific technical details and calculations being available. Reference to be made to the fact that there is doubt that the recently installed new drainage system at Marsh Lane is adequate (until tested). The existing sewage system is overloaded and no further connections should be made to it. It is assumed that a private system will be recommended by Welsh Water but this should still be highlighted.

Resolved: It was unanimously agreed to oppose the application on the basis of Access, Sustainability, Pedestrian safety, Location and percentage increase in number of dwellings (impact on Wellington Marsh), Sewage and Surface Water (a technical report needed to be made available), Pumping Station overload

The Chair added that the following additional facts needed to be pointed out:

Wellington is currently producing a Neighbourhood Development Plan for residential growth up to 2031. It has been shown that Wellington has sufficient available land, close to or adjacent to the existing settlement boundary of the village, to more than satisfy the growth plan for the next fifteen years. The Chair felt that all of these sites would be sustainable in the truest interpretation of the word, whereas she felt the site at Kingcup Cottage would not. To support this view she referred to policies in the UDP (H7), the emerging new Local Plan (RA3) and the NPPF which dealt with sustainability.

The Chair summed up by saying that she did not believe that this development met the criteria which Herefordshire Council is planning to adopt regarding developments which are away from villages and this point needed to be made in the Parish Council's submission and at any subsequent planning committee.

Resolved: The Chair would produce a draft response based on the comments and issues discussed at the meeting. This would be circulated to all Cllrs for approval before being submitted to Herefordshire Council.

4.0 To Note the Date and Time of the next Regular Parish Meeting

Resolved: The next Regular Meeting of the Parish Council will take place on Thursday 5th February 2014 at 7.30 pm

The meeting closed at 8.25 pm

Signed Date 5th February 2015
Chairman of Wellington Parish Council