

HAMPTON BISHOP PARISH COUNCIL

Parish Councillors are summoned to attend a scheduled meeting of the Parish Council
on Thursday 26th September 2024 at 19.45 in the Village Hall

A G E N D A

1. To receive apologies for absence.
2. To receive declarations of interest & written requests for dispensation.
3. To co-opt two candidates to fill current vacancies.
4. To consider minutes of previous meeting held on 25th July 2024.
5. Open Session
 - 5.1 To receive a brief verbal report from Ward Councillor – Graham Biggs.
 - 5.2 To receive the views of local residents on parish matters.
6. Parish Land
 - 6.1 Play Area ... To receive an update on remedial work & dog fouling.
 - 6.2 Grassed Area around Village Hall ... To consider action on mole infestation.
7. Planning
 - 7.1 To consider comments on the following applications:
 - 7.1.1 Application P242174/XA2 Mordiford Bridge. Application for approval of details reserved by condition 4 (partial) attached to Listed Building Consent 240980.
 - 7.1.2 Application 242125 – Spinnaker, Rectory Road. Very large Silver Birch needs to be reduced in size by 60-70%. NB: Tree Officer in support.
 - 7.2 To note comments made under Clerk's delegated powers (appendix a):
 - 7.2.1 The Cider Mill & Annexe, Whitehall Road. Proposed use of the Cider Mill Cottage and The Annexe to be used as an open market dwelling, independent of Thatched Cottage, with no restrictions on its separate sale or use:
Whilst the parish council supports the application in principle, consideration should be given to the following considerations:
 - a) *Planning consent for Cider Mill Cottage and Annexe would have been granted by the local planning authority with the restricted use and occupation for a reason. Is it now reasonable to remove this condition in the circumstances as set out in the access and planning statement?*
 - b) *There is concern about the foul water drainage systems. Whilst it is claimed that the Thatched Cottage and Cider Mill Cottage/The Annexe are served by existing independent drainage arrangements, it is hoped that the local authority will satisfy themselves that the existing foul drainage provisions are sustainable and entirely independent and meet the requirements for independent dwellings. Hampton Bishop Parish Councils needs to be satisfied that any proposals for development and or material change do not have any negative impact on pre-existing interests. The site plan does not give any information or layouts for the existing drainage for either Thatched Cottage or the applicant's Cider Mill and Annexe. If these properties are to be separated and the*

drainage systems are truly individual, but one unit's drainage system lies within the curtilage of another property then the parish council urges the planning authority to confirm that all the correct legal documentation and easements are in place to protect the interests of both properties.

- c) *It is noted on the site plan that there is a broken red line delineating the parking area to serve The Old Thatch Cottage as distinct from the Cider Barn and The Annexe. It is respectfully suggested that, if the planning authority is minded to approve the application, it should require the applicant to delineate this red line through the use of appropriate paving materials in order to prevent any future neighbour dispute and disruption to either parties quiet enjoyment. There is no detail in the design of access statement to clarify the "shared areas".*

7.3 To note withdrawn application 241227 Mordiford Bridge. Application for approval of details reserved by conditions 3 attached to planning permissions 230283.

7.4 To note refusal of planning permission Application 241421 The Lodge ... Proposed extension and alterations.

8. Finance

8.1 To note Bank balance as £93,847.10.

8.2 To note receipt of second half of precept ... £10,500.00.

8.3 To consider payments:

8.3.1 Parish Contractor – August Invoice 78 ... £268.00.

8.3.2 Kirkwells planning support for Lugg flats planning application ... £3,000.00.

8.3.3 Eyelid Productions – Annual website support ... £100.00.

8.3.4 Clerk's salary for September 2024.

8.3.5 HMRC for period 6.9.24-5.10.24 ... £78.60.

8.4 To note payments made by Clerk under delegated powers:

8.4.1 Parish Contractor August Invoice 92 ... £268.00.

8.4.2 Clerk's August salary.

9. Village Hall ... To receive feedback & consider action on VH grant application.

10. Footpath HB1: To note Diversion Order & Open Spaces request to consider footpath defect.

11. Drainage/Flooding

11.1 Ditch Clearance by RJ Barrel ... £400.

11.2 To receive feedback & consider action on Working Group meeting 29.8.24.

11.2.1 Projects under Lengthsman Scheme.

11.2.2 Drainage grant application.

12. West Mercia Police ... To consider 3 policing priorities for next 3 months.

13. Correspondence ... To note offer of two-way communication with two local Care Homes.

14. To note date of next scheduled meeting ... Thursday 21st November 2024.