

BODENHAM PARISH COUNCIL

**Minutes of a Meeting of BODENHAM PARISH COUNCIL
Held on Monday, 6th December 2010 at the Siward James Centre at 7.30 p.m.**

Present: Cllr Avery, Cllr Clark, Cllr Davis, Cllr James-Moore, Cllr Ling, Cllr Mitcheson, and Cllr Tilford. Cllr Grumbley was also in attendance.

Seven members of the public were present at the start of the Meeting.

Introduction by the Chairman

Welcoming Councillors to the Meeting, Cllr Tilford proposed for the benefit of members of the public on an inclement evening that the order of the agenda be changed so that - DMN/102973/F, Land adjacent to 10 Caldervale, Woodhouse Lane (two single storey dwellings) – be brought forward to become Item 3.

1. **Apologies for Absence.** Apologies for absence were received from Cllr Herbert, Cllr Knott and Cllr Mullenger.
2. **Declarations of Interest.** There were no declarations of interest.
3. **DMN/102973/F, Land adjacent to 10 Caldervale, Woodhouse Lane (two single storey dwellings).**
 - 3.1 Cllr Tilford explained that a planning application is considered initially in terms of whether it conforms to the UDP policies. Woodhouse Lane was identified as one of nine sites in Bodenham as having some scope for development for a small number of affordable housing units, but only as a last resort.
 - 3.2 Mr David Parry, who lives next door to the proposed development, stated that he was opposed to the development on the grounds that:
 - 3.2.1 it was a green belt site
 - 3.2.2 the benefits to the applicant are hard to discern
 - 3.2.3 the cost will be very high (partly because of the need to move high voltage electricity cables
 - 3.2.4 access to and within Woodhouse Lane is difficult
 - 3.2.5 the applicant's disabled son would need to cross the A417 in a wheelchair
 On the above basis Mr Parry requested that the Parish Council should object to the application.
 - 3.3 Cllr Ling said the data from the Community-Led Plan questionnaires show that traffic issues in the area of Woodhouse Lane were a major issue.
 - 3.4 Cllr Tilford said that an initial application was considered by the transportation officer at Herefordshire Council, who did not object to the application because the development would not lead to a significant increase in vehicular traffic. However, the Planning Case Officer had considered that "the severely sub-standard visibility at the junction in a north westerly was a significant issue" and added, in recommending refusal, that "it did not meet the requirement made of new development within a 40mph zone" and "any intensification of use will compromise the safety of highway users contrary to UDP policies DR3 and T8".
 - 3.5 Cllr Ling asked whether the likely occupant would need attention which would generate traffic. Cllr Tilford said that the occupant would need carers creating perhaps two car movements per day but that his parents wanted him to live as independently as possible.
 - 3.6 Cllr Tilford said that he believed that the parents and their son had now registered as being in need of affordable housing. No objection had been raised by the Parish Council on condition

that both dwellings were covered by a Section 106 condition to ensure affordability in perpetuity.

3.7 Cllr James-Moore asked whether the land was being ceded to the Hunt family or to the Marches Housing Association. Cllr Grumbley reported that the land would belong to Marches Housing Association and the houses allocated to the Hunt family probably on a part-equity basis. He added that Supplementary Planning Guidance – over and above the UDP – should ensure that the houses would normally only be allocated to residents of Bodenham in proven housing need. In the event of no Bodenham residents requiring them the Association could allocate them to others registered as being in housing need.

3.8 Cllr Tilford said that traffic was considered carefully for the previous application and no objection was raised, but in his view traffic remains an issue.

3.9 Cllr Ling said that, when the Marches Housing Association spoke to the Parish Council, the land had been identified for affordable housing but only as a last resort. Cllr Mitcheson said that the only reason for now using the land for affordable housing was that it was being donated to the Marches Housing Association. He asked whether anywhere else could be found for the development. Cllr Tilford said that the decision had to be based on the application. Cllr Clark said that the site was outside the settlement boundary but Cllr Tilford added that as it was contiguous it was acceptable for affordable housing development under the “rural exception site” policy. Cllr Tilford added that the proposal was predicated on the availability of the site, however unsuitable, and upon the personal circumstances of the applicants and their son.

3.10 Cllr Ling proposed that the application should be rejected on the following grounds:

- Traffic
- most of the neighbours have objected to the application
- the applicants do not live in Bodenham
- the location is not suitable
- there are other possible locations on Lower Hope Farm land

Cllr Clark seconded the motion.

It was agreed that the Parish Council should object to the application.

4. **Minutes of the Previous Meeting.** The Minutes of the previous Meeting held on 1st November were approved and signed.

5. **Matters Arising.** Cllr Davis commented that the issue of the handrail (see Minute 5.6 in the November minutes) was very appropriate given the current inclement weather.

6. **Progressing Outstanding Issues.**

6.1 **Damage to the Mounting Block Outside the Church.** The work has now been carried out.

6.2 **Highway Defects – Protection of Grass Verges in Church Road.** Cllr Tilford proposed that the lowest quote – from Mr Ray Taylor – should be accepted. It was agreed that the Clerk should write to Mr Taylor accordingly.

6.3 **Road Safety.** The issue was considered on the Parish Walk and has now been passed to Ms Fiona Miles at Amey. Cllr Grumbley reported that the issue was Item 26 on Amey’s list.

6.4 **Speeding Traffic on the A417.** Cllr Tilford reported that no progress had been made on the traffic calming measures.

6.5 **Provision of a Handrail for the Footpath Adjacent to the Southern End of The Green.** Cllr Tilford proposed that this item be deferred for consideration as a Parish Council project.

- 6.6 **Ownership of the Parish Hall and the Car Park.** Cllr Tilford reported that Ms Sue Newbould had emailed him to say that this was in progress and that she would report to the Parish Council as soon as possible.
- 6.7 **A417 Footpath Extension near England's Gate.** Cllr Mitcheson said that this was not discussed on the Parish Walk, because Amey had said that it would have to be considered in the Spring during the screening process which would determine which proposed projects would, and would not, be added to their 3-year rolling programme of work.
- 6.8 **Parish Website.** Cllr Mitcheson reported that he is working on the specification for Phase 2 of the development of the website.
- 6.9 **Community-Led Plan (CLP).** Cllr Ling reported that the questionnaires were now with the research team at Herefordshire Council, with whom a meeting had been held. The impending cuts to budgets were likely to mean that fewer results would now be obtained from the data and the costs would be higher. The details should be known shortly. Cllr Ling also reported that the overall response rate was 67% and that of the under-18s was 62%.
- 6.10 **Bus Shelter Roofs.** Cllr Tilford reported that Hillend Sawmill quoted £830 + VAT for one softwood shelter and £600 for the demolition of each of the existing shelters. The company had quoted for small rather than large shelters, because large shelters tend to be more prone to vandalism. **It was agreed to put in a funding request for the bus shelters to Herefordshire Council.**
- 6.12 **Unauthorized Signage on Public Roads.** It had been agreed at the Parish Council Meetings held on 6th September and 4th October that the issue should be raised at the next Parish Walk and this had been done. It remained to be seen what action, if any, Herefordshire Council would take.
7. **Issues Raised by Members of the Public.** No issues were raised by members of the public.
8. **FastBroadband4Herefordshire.** Cllr Tilford reported that there was a new Government initiative to provide fast broadband across the country by 2015. Cllr Ling asked Cllr Grumbley what the options were for Bodenham. Cllr Grumbley replied that most parishes were using a leaflet drop to measure demand, which FastBroadband4Herefordshire would then collate, but Bodenham's Community-Led Plan data would suffice and will be sent to FastBroadband4Herefordshire. Cllr Grumbley also reported that BT's Race To Infinity programme does not apply to small parishes and that work in South Herefordshire is funded by a £4m grant and is a joint initiative with Powys.
9. **PROW BM13 - Possible Diversion across Seward James Trust Land.**
- 9.1 Cllr Tilford recalled that the Parish Council had endorsed previous proposals for PROWs BM12 and 13. He reported that Herefordshire Council, after receiving objections from The Ramblers Association, Malvern Hill Walkers and others, has now proposed to divert BM13 across Seward James Trust land. Cllr Tilford reported that he has sent a letter to Herefordshire Council outlining the reasons why the Parish Council objects to this diversion. Cllr Tilford also reported that Herefordshire Council has powers of compulsory purchase.
- 9.2 The matter is to be discussed by the Regulatory Committee of Herefordshire Council on 7th December. Cllr Grumbley reported that he will attend the meeting and will propose that, so far as PROW BM12 is concerned, the extinguishment proposal should go ahead on the grounds that the developer of Orchard Close should have sought approval for the footpath to go down the middle of Orchard Close when the houses were built, but failed to do so. Turning to PROW BM13, he would also support extinguishment where the A-B footpath passes through a garage, because Leominster Council erroneously gave permission for building to occur on the footpath.

- 9.3 Cllr James-Moore reported that she has written several times to Herefordshire Council about the proposed diversion of PROW BM13, not least because the affected area is to be used for car parking in the future.
- 9.4 Cllr Tilford reported residents' concerns about feeling more vulnerable, if there was a footpath across the land. He also mentioned the PROW database and that Ms Sue Newbould will approach Bodenham Ramblers about the matter.
- 9.5 Cllr Tilford reported that there will be a public enquiry on 7th – 9th June 2011 into the proposals for PROW BM28, the proposed bridleway from Megs Corner in Bodenham to Preston Wynne.
10. **Additional Name on the War Memorial.** Cllr Davis reported that more names were read out at the recent Remembrance Day service than are on the war memorial. He also reported that Forces Support have offered funding for additional names to be added to the memorial, but requested that the matter be deferred until further information has been obtained.
11. **Economic Development Strategy.** Cllr Tilford reported that he had identified two omissions from the document. Tourism was not mentioned as an issue affecting either the economy or effectiveness. Because the deadline for responding has passed, Cllr Tilford will respond as a private individual.
12. **Parish Walk Report.** The report on the Parish Walk was deferred until the next meeting, because the response from Amey had only just been received.
13. **Meeting Dates for 2012.** It is anticipated that Meetings will be held on the first Monday of each month, except where that Monday is a Bank Holiday. However, this is, of course, subject to confirmation following the Parish Council Elections in May.
14. **Finance.**
- 14.1 Two invoices had been received
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| i. | Alpha Web Design | £200 |
| ii. | Newsletter printing | £679.65 |
- 14.2 Cllr Tilford reported that the date for requesting the precept for 2011 had been extended until 31st January 2011. The sum requested (£8150) remains unchanged.
- 14.3 Cllr Ling presented the accounts for November, which were accepted and are shown in Annex A.
15. **Planning Applications.**
- 15.1 **DMN/103022/FH, 1 Maund Bryan Cottages (2 storey side extension and external alterations).** It was agreed that the Parish Council has no objection to the application
- 15.2 **DMN/102973/F, Land adjacent to 10 Caldervale, Woodhouse Lane (two single storey dwellings).** It was agreed that the Parish Council has no objection to the application.
- 15.3 **DMN/103055/FH, Berrington Cottage, The Moor (garage).** It was agreed that the Parish Council has no objection to the application.
- 15.4 **DMN/102828/FH and DMN/102829/L, Maund Farm (alterations and minor extension to barn).** It was agreed that the Parish Council has no objection to the application.
16. **Updates - Bodenham Flood Protection Group.**
- 16.1 On 6th November the BFPG held a Quiz Night to raise funds. After all expenses had been paid a profit of £342.29p was made.
- 16.2 On 30th November the group held its monthly meeting. Mrs Mary Donhau, CEO of the National Flood Forum should have given a talk, but the weather was too bad for her to make the journey from Worcester. Our CSO Stephanie Annette gave a talk on crime prevention.
- 16.3 This was the last meeting of the BFPG until the last Tuesday in January 2011.

17. **Correspondence.** Cllr Tilford reported that he had received a receipt and a letter of thanks for the contribution made by the Parish Council to The British Legion in reference to the Remembrance Day service.
18. **Any Other Business.**
- 18.1 Cllr Tilford reported that the Speed Indicator Device (SID) had been deployed in three locations and that residents had commented favourably on its use. The data from the SID will be analysed and a report will be given to the next Meeting.
- 18.2 Cllr Grumbley said that any problems with gritting or with empty grit bins should be reported on 01432-261800 and will be acted on. Over 500 requests for grit bins were made in Herefordshire. And 280 bins were installed. Cllr Grumbley said also that he will ask Herefordshire Council how the distribution of the bins was determined. He reported that Herefordshire Council have used 300 tons of grit to date from their total supply of 2000 tons.
- 18.3 Cllr Davis asked that installing a slide at the playground could be discussed at the next meeting. Cllr Tilford agreed that it could be.
- 18.4 Cllr Davis reported that relatives of the Lewis brothers, whose names appear on the war memorial, had offered to make a contribution towards the addition of names to the memorial.
- 18.5 Cllr Clark reported that there has been an increase in dog fouling in Brockington Road. He suggested that the dog wardens should be informed. Cllr Tilford suggested putting an item about this in the Newsletter.
19. **Date of Next Meeting.**
- 19.1 There being no other business, the Meeting ended at 8.50pm.
- 19.2 The next Meeting of the Parish Council will be held on 10th January at 7.30pm.

	CUMULATIVE	NOVEMBER
BALANCE AT 5 APRIL		BALANCE AT 18 OCTOBER
LLOYDS	23769	9318
BANK OF IRELAND	5660	0
TOTAL BALANCE	29429	9318
INCOME		
BANK OF IRELAND	5660	
ADVERTISING	1343	239
VAT		
REFUND	5864	
PARISH HALL LOAN	15374	
COMMUNITY PLAN	750	
PRECEPT	8150	
FLOOD GROUP	270	
TOTAL INCOME	37411	239
EXPENSES		
CAR PARK LOAN	750	
COMMUNITY PLAN	1640	79
BANK OF IRELAND	5660	
CLERK SALARY	772	152
CLERK EXPENSES	336	35
CAR PARK	39548	
CHURCH LANE SIGNS	151	
LAND REGISTRATION	251	
INSURANCE	598	25
WEBSITE	200	
NEWSLETTER	1072	
FLOOD GROUP	906	358
ADVERT	57	
COUNCIL HALL RENTAL	141	80
MESH SAND BAG CAGE	165	
SOCIETY OF COUNCIL CLERKS	66	
SIDS	5312	
PLAYGROUND INSPECTION	52	
AUDIT	335	
PARISH HALL GRANT	800	800
PRINTER	150	150
TOTAL EXPENSES	58962	1679
BANK ACCOUNTS	7878	7878

535

NOVEMBER

CHEQUES RAISED NOT BANKED

TOTAL 0

CHEQUES/INCOME NOT BANKED

FLOOD GROUP 410

ADVERTISING 145

TOTAL 555

BALANCE 8433

INVOICES AWAITING APPROVAL

WEB SITE 200

NEWSLETTER PRINTING 680

TOTAL 880

BALANCE 7553

REPRESENTATION OF ACCOUNTS

LADYCLOSE ORCHARD 158

FLOOD GROUP 1176

COMMUNITY PLAN 610

PARISH COUNCIL 5609

FUTURE COMMITTED EXPENDITURE

WEBSITE 100

COMMUNITY PLAN 750

TOTAL 850

FUTURE INCOME

COMMUNITY PLAN 750

TOTAL 750

REMAINING FUNDS 5509