

## **DILWYN PARISH COUNCIL**

*Clerk: Lesley Hay*

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### **Dilwyn Parish Council Meeting held on Tuesday 16<sup>th</sup> January 2024 starting at 7.30pm**

The Clerk welcomed those present to the January Parish Council Meeting.

The Clerk explained that Cllr J Hall had sent her apologies – due to unforeseen circumstances, she would be late arriving.

The Clerk informed Councillors that Cllr J Hall wished to declare a non-pecuniary interest in items 3.1, 3.2, 3.3, 3.4 and 3.9. The Clerk explained that in view of this declaration, Cllr Hall would stand down as Chairman and not take part in any discussion or votes (including those in the future) when formulating the Parish Council's agreed response to be submitted to the Planning Department.

As there were a considerable number of planning applications on the agenda, the Parish Council would briefly discuss their comments based on the discussion following each item. It was proposed that the Clerk formulate these comments into a draft response – to be circulated by email for approval – and, once approved, the Clerk will submit onto the Planning website. All Councillors unanimously agreed with this proposal.

The Clerk reminded members of the public present that although they had attended this Parish Council meeting, they would still need to register their individual comments on the Planning website – the Parish Council's submission only counts as one comment.

In the absence of the Vice-Chairman, Cllr J Clarke proposed Cllr D Stirling-Brown to stand in as Chairman. This was seconded by Cllr J Stokes and it was unanimously agreed that Cllr D Stirling-Brown be invited to stand in as Chairman.

The Clerk introduced and welcomed Ward Cllr Nick Mason.

The Clerk introduced and welcomed Mr James Verdin and Mr Matthew Tompkins (Planning Consultant) who were present to answer questions with regard to Planning Applications 3.1, 3.2, 3.3 and 3.9.

*It was agreed to discuss Item 3.9 out of order.*

The Clerk then handed over to Cllr D Stirling-Brown to officially open the meeting.

Cllr J Hall joined the meeting.

## MINUTES

**Present:** Cllr J Hall; Cllr P Preston; Cllr J Stokes; Cllr J Clarke; Cllr M Griffiths; Cllr R Fellows; Cllr A Towler; Cllr E Jordan; Cllr J Stirling-Brown and Cllr D Stirling-Brown.

Also present: Parish Clerk: Lesley Hay; Ward Councillor N Mason

Also present six members of the public.

**1. To receive apologies for absence:** Cllr M Thomas, Cllr R Fellows and Cllr J Lewis.

**2. Declarations of Interest:** All Councillors declared an interest in The Crown Public House as the Parish Council is the owner of the said Public House. Cllr J Hall declared an interest in Items 3.1, 3.2, 3.3, 3.4 and 3.9 and Cllr P Preston declared an interest in Items 3.2 and 3.8.

**Written request for dispensation:** The Clerk reminded members that written dispensation had been received from all Councillors in respect of The Crown Public House as the Council corporate is the owner. Without the dispensation, the number of persons prohibited by section 31(4) from participating in any business would be so great a proportion of the body transacting the business as to impede the transaction of business.

**3. Planning:** After discussion on each planning application, it was unanimously agreed to submit the comments in italics.

3.1 Planning Consultation – 233493 – Land North of Byways Cottage, Dilwyn, Herefordshire. DESCRIPTION: Proposed erection of one dwelling and associated works including access, landscaping and drainage.

*Concerns have been raised regarding the already very wet land in and around the site which is prone to regular flooding – both historically and more recently with the unusual torrential weather – and how this will affect the existing housing and surrounding land, including the ongoing roadside drainage overflow/flooding and sewage overflow in the land to the rear of these properties from the nearby Welsh Water-owned treatment plant. The parish is also concerned about the possible extra precept costs that will ensue due to the increase in traffic and the increased strain on the already breached capacity drainage and sewerage systems that will in turn lead to further road maintenance costs in that area for Herefordshire Council.*

3.2 Planning Consultation – 233494 – Land between Byways Cottage and Lilac Cottage, Dilwyn Common Road, Dilwyn, Herefordshire. DESCRIPTION: Proposed erection of one dwelling and associated works.

*Concerns have been raised regarding the already very wet land in and around the site which is prone to regular flooding – both historically and more recently with the unusual torrential weather – and how this will affect the existing housing and surrounding land, including the ongoing roadside drainage overflow/flooding and sewage overflow in the land to the rear of these properties from the nearby Welsh Water-owned treatment plant. The parish is also concerned about the possible extra precept costs that will ensue due to the increase in traffic and the increased strain on the already breached capacity drainage and sewerage systems that will in turn lead to further road maintenance costs in that area for Herefordshire Council.*

3.3 Planning Consultation – 233773 – Land East of Brookside Bungalow, Dilwyn, Herefordshire, HR4 8JS. DESCRIPTION: The erection of six dwellings and associated works including access, landscaping and drainage.

*Concerns have been raised regarding the already very wet land in this area which is prone to regular flooding – both historically and more recently with the unusual torrential weather – and how this will affect the existing housing and surrounding land, including the ongoing roadside drainage overflow/flooding and field run off nearby that has very recently rendered this section of road impassable by vehicles. The parish is also concerned about the possible extra precept costs that will ensue with the increased strain on the already breached capacity drainage and sewerage systems that will, in turn, lead to further road maintenance costs in that area for Herefordshire Council. Issues were also raised regarding the possible pollution of the nearby watercourse.*

*Further concerns have been raised regarding the increase in traffic and the need for three separate parking spaces and entrances where visibility is already reduced along this stretch of road and the accompanying need for piped ditches at these points that will need to be jetted in the future at more expense to the parish.*

3.9 Planning Consultation – 233774 – Land to the West of Orchard Close, Dilwyn, Leominster, Herefordshire, HR4 8JA. Description: Proposed erection of four dwellings and associated works.

*Concerns have been raised regarding the increase in field/development run off that we have already witnessed from the adjacent development site this year, resulting in severe flash flooding never seen before in this area that caused damage to nearby residential property. The parish is also concerned about the possible extra precept costs that will ensue with the increased strain on the already breached capacity drainage and sewerage systems that will, in turn, lead to further road maintenance costs in that area for Herefordshire Council.*

3.4 Planning Consultation – 233746 – The Plateau, Dilwyn, Hereford, Herefordshire, HR4 8JG. DESCRIPTION: Notification for prior approval for a proposed change of use of an agricultural building to one larger dwellinghouse (Class C3) and for building operations reasonably necessary to convert the building.

*Request an Ecology Report for the application proper and clarification of the date when last used for agricultural purposes.*

3.5 Planning Consultation – 233529 – Great House, Dilwyn, Hereford, Herefordshire, HR4 8HX. DESCRIPTION: Proposed single storey, one & half bay cart lodge, to provide shelter for the owners' car.

*No objection.*

3.6 Planning Consultation – Duplicate.

3.7 Planning Consultation – 233762 – Whistelle Barn, Whitehill, Weobley, HR4 8QY.

DESCRIPTION: Construction of a garage.

*No concerns – but comment made that it is hoped there would be provision for nature, i.e. bat boxes etc.*

3.8 Update on Planning Application – No. 232966 – Bedford House.

*Cllr J Stirling-Brown read out recent comments recorded on the Planning website.*

With no further questions, the Chairman thanked Mr Verdin and Mr Tompkins for attending and they both left the meeting. Four members of the public also left the meeting.

**4. Ward Councillor Nick Mason.** Report attached to the end of these minutes and on the website.

#### **4.1 Open Session**

4.1.1 Tree Warden – Dilwyn community orchard – due to time constraints, this item was deferred.

#### **4.2 The Chairman closed the Open Session.**

**5. The minutes** of the Parish Council Meeting held on Tuesday 12<sup>th</sup> December 2023. It was reported that item 9.1 was subject to an amendment – to include *“Since submitting the report it has been noted that Watery Lane is an unclassified road and that a new access would be permitted”*. This amendment had been circulated in advance. With this amendment in place, it was agreed that these were a true record and it was unanimously voted by the Councillors in attendance that they be adopted and signed by the Chairman.

5.1 Cllr R Fellows confirmed (by email) that he has installed the two replacement dog bins. In view of the ongoing problem with fly tipping, it was agreed to postpone a decision on purchasing a replacement rubbish bin for the lay-by by Haven Lane. Item to be deferred.

5.2 Community toilet – due to time constraints, further discussion and a decision on this item was deferred until the next meeting.

**6. Finance:** Schedule of payment sheet (circulated). Up-to-date accounts statement to the end of December 2023 had been circulated.

6.1 It was unanimously agreed to pay all outstanding invoices.

6.2 It was agreed to pay The Crown £75 for use of their electricity for the village Christmas tree lights.

#### **7. Play Park**

7.1 Update on Active Garden – a quote for the outstanding work had been received, circulated and discussed. It was agreed to obtain a further quote. Item to remain on the agenda and a decision made at the next meeting.

#### **8. Highways and Environmental Matters**

8.1. The Clerk confirmed that the Stockingfield road signs have been delivered. The Locality Steward, Cllr M Thomas and lengthsman Glen White would install these signs during the week beginning 22<sup>nd</sup> January 2024.

8.2 Update on recent highlighted flooding/drainage problems:

8.2.1 Watery Lane – email circulated. The Clerk confirmed that she had reported this to the Locality Steward, who had made an onsite visit and had logged it as a job with the Balfour Beatty Maintenance Team.

8.2.2 Sewage problems – email circulated. There was discussion with regard to the ongoing problem with sewage and, whilst Welsh Water seem unwilling to accept the system is inadequate, they were prepared to respond to any problems reported via their emergency number.

8.2.3 Common Lane by 2 Rose Cottages – the Clerk reported recently being asked to deal with both sewage and flooding problems. On two occasions she contacted Welsh Water on their emergency number, Dial A Rod visited twice, and eventually Patricks Sewage Clearance visited and jetted the area which solved the problem (for the time being at least). The water running off the surrounding fields continues and a site meeting has been arranged with the resident, Locality Steward and the lengthsman for week beginning 22<sup>nd</sup> January 2024. The land owner has been made aware of the problem.

It was acknowledged that there are many natural springs along this stretch of the Common Road and that the recent very heavy rain may well have resulted in them overflowing.

8.3 Update on site visit to Haven Lane – Cllr J Hall reported that she had attended a site visit with the Locality Steward, lengthsman and Cllr M Thomas. It was agreed that the bigger issues would need to be undertaken by Balfour Beatty, but that some smaller issues could be addressed from within the drainage grant. It was agreed that careful planning would be required to make sure the 2024–2025 drainage grant is used to the best advantage.

It was noted that residents at Tibhall Lane and Chadnor had expressed their thanks that work in their areas had been included in the 2023–2024 grant. This was the first time for many years that any drainage work had been carried out in these areas.

8.4 The Clerk confirmed that she had submitted a Lengthsman 2024–2025 Declaration of Interest form to remain in scheme – receipt acknowledged.

8.5 The Clerk confirmed that she had submitted a Declaration of Interest in Lengthsman 'match funding' scheme for 2024–2025 – receipt acknowledged.

8.6 Balfour Beatty staff changes. The Clerk reported that Molly Walters has now left Balfour Beatty. Molly has, for many years, provided very efficient support and help to the Parish Councillors/Clerks and that Parish Councils had been invited to contribute towards her leaving gift. It was unanimously agreed that a £5 donation should be sent online.

8.7 Confirm removal of Christmas tree lights – Cllr P Preston offered to liaise with regard to removal of the lights.

## **9. The Crown**

9.1 Painting the outside of The Crown. The Clerk confirmed that she had tried to obtain other quotes but, despite contractors visiting and assessing the job, she had received no further quotes. A second quote had been promised but, to date, has not been received. It was agreed that if this quote has not been received by the February meeting, the existing quote from Neil Powell, Painter and Decorator, would again be discussed and considered.

The Clerk reminded Councillors that this quote was for labour only and that The Friends of the Crown had offered to pay for the materials.

Cllr J Stokes mentioned that the rendering on the front of The Crown appeared unstable and it was agreed to ask Cllr M Thomas to inspect and bring his findings to the next meeting.

## **10. Revised regulations regarding Parish Council support to Church Property (circulated)**

10.1 Due to time constraints, discussion on funding of the proposed community toilet was deferred until the next meeting.

**11. Update on Dilwyn Parish Council's Solicitor.** The Clerk confirmed that Judith Haines from Lloyds Cooper has now retired but the firm has a new partner, Loretta Aston. It was suggested that the Parish Council contact her when ready to discuss renewal of The Crown Inn tenancy agreement.

11.1 Land Registry – Village Green – item to be deferred until the February meeting.

**12. Next meeting** – additional issues to those already deferred: bus shelter, grit bins, sand bags and tree at 3 The Glebelands.

**13. Date of next Parish Council meeting** –Tuesday 13<sup>th</sup> February 2024 at 7.30pm.

The Chairman closed the meeting at 9.40pm.

**Signed:**

**Date:**