

MINUTES OF
EXTRAORDINARY MEETING OF YARKHILL PARISH COUNCIL
Held Wednesday 7th November 2019 at 7.30pm

Present: Councillor Jeff Hughes, Councillor Tom Misselbrook, Councillor Ian Carr, Councillor Chrissie Dobson, Councillor Matthew Kirby, Ward Councillor Jonathan Lester and Parish Clerk Sallyanne Lees.

There were 11 members of the public present.

1. Apologies received from Councillor Sarah Daw
2. There were no declarations of interest or written requests for dispensations
3. To discuss Newtown Inn in light of appeal. Councillor Jeff Hughes welcomed Mr John Kendrick who is the agent for the owners of the Newtown Inn and also the agent for the proposed development of the dutch barn at Monksbury Court.

The Newtown Inn is on the agenda following an appeal to the Secretary of State following the refusal of the planning application for change of use from licenced premises to residential. The hearing is scheduled to take place on 7th January 2020 and the final date for comments is the 28th November 2019. Mr Kendrick advised the meeting that the dates have now been moved back to January 14th 2020 and therefore the deadline for comments is now 5th December 2019.

- It was considered unnecessary to delve into the history of this case and it was therefore decided that the Parish Council would submit comments, reiterating their original comments and pointing out the inaccuracies contained within the appeal document. Mr Kendrick pointed out that the Newtown Inn has suffered from flooding following the recent bad weather and there are problems with the roof of the building.
4. To discuss Planning Application 193574 – Conversion of Dutch Barn at Monksbury Court. The Parish Council recently carried out a site visit. The proposal is to convert the existing barn into two three bedroom dwellings (despite the Design & Access Statement wrongly referring to 2 x 2 bedroom units), retaining the shape of the existing structure and the materials of the structure. The somewhat unsightly buildings near to the barn will be demolished. One of the main points of concern was that the narrow Monkhide Lane could be used as an access to the property, but we are assured that a condition would be applied to the new owners of the dwellings that access was only possible via the track to the A417; there is a typing error within the planning application which states A4103 instead of A417 and Mr Kendrick will ensure that this is corrected. Concerns were raised over the supply and disposal of water and Mr Kendrick assured the meeting that these matters were all in hand and would have no detrimental effect of the surrounding area. Another point of concern was the potential risk of flooding despite the plans for the building to be raised from its existing base to a level which should prevent flooding. The owners of the site have been in discussion with Herefordshire Council over a prolonged period in order to achieve a mutually acceptable plan. Feeling was that the development is within the criteria of the NDP and that the Parish Council should support the application but also draw attention to matters of concern to the parish regarding flooding. There is also a condition in place which states the any traffic related to the development, including construction traffic and material deliveries, are strictly forbidden to use Monkhide Lane and can only access the site via the track from the A417.
 5. To discuss Planning Application 192765 – 7 new houses at Monksbury Court Barns comprising 5 x 3 bedroomed and 2 x 4 bedroomed. The site is within the NDP settlement boundary but does exceed the stated maximum number of houses. The

guideline laid down by the NDP is for 3 houses but with an absolute maximum of 6 and the Parish Council cannot support 7 houses as this goes against the wishes of the parishioners. The issue of the access has been covered and will again only be via the track from the A417. The developers have given assurance that the track will be upgraded to facilitate the additional use before construction starts but this needs to be a condition of the planning consent should it be approved. Concern was raised about the lack of an infrastructure to support extra families. Transport is a major issue as there is a very sparse bus service throughout Yarkhill, there is no footpath from the A417 end of the track to Newtown Crossroads where the only shop in Yarkhill is situated in the petrol station. Water supply and water disposal are of great concern especially taking into account the existing problems with the Monkhide Sewerage works. Some residents were concerned that the development would become a community within a community so to speak. The general feeling was that the look and construction of the houses was conducive to the surroundings and that this was a suitable area for a development subject to meeting the conditions of the NDP. Concern was expressed about the course of the water disposal because it could cause flooding in land belong to Showle Court. This matter is still a point of discussion and a suitable solution will be a condition of the approval if granted. A point was raised that it would be a good idea to see some more eco friendly heating systems incorporated in the new build. It was suggested that the developers could consider providing a community facility –such as a play area – for the Yarkhill community – however this raised a comment that because it was proposed to erect a fence between the new development and the existing rented homes, any facility would appear to be solely for the use of the new development and would exclude existing residents of Yarkhill. It was also suggested that the developers consider providing a pavement along the A417 up to the Newtown Crossroads. The Parish Council considers there is insufficient parking for a development of this size and reducing the number of houses from 7 to six would allow extra space for more parking and a communal facility. The very nature of the location means that most houses will have at least two cars each. An additional parking area needs to be provided to meet the likelihood of more cars than the planned parking can cope with. A request was made from the floor which asks that a caveat to any planning approval should be that no construction on this site should be started until all construction work on the current Monksbury Court Barn development has been completed and this request will be included in the Parish Council comments to Herefordshire Council. It was agreed that comments to Herefordshire Council will recognise that the site is within the settlement boundary, but will state that the Parish Council cannot support the application until the conflicts with the NDP are resolved.