

## **Brilley Parish Council**

Minutes of the Parish Council Meeting on  
Tuesday 9<sup>th</sup> November 2021 at 19.30 in Brilley Village Hall

### **MINUTES**

Present: Adrian Chapman (AC – Chair), Alasdair Stevenson (AS – Vice Chair), Roger Bayliss (RB)  
and Steve Anning (SA)

- 1. To receive apologies of absence – Chris Holloway and Ward Councillor Jones**
- 2. To receive declarations of interest and written applications for dispensation – AS declared an interest on item 9.2 and will leave the room whilst the item is discussed.**
- 3. To adopt minutes of previous meeting – 14<sup>th</sup> September 2021 –** An amendment to the minutes was noted in regards to Roger Bayliss NOT Bailey. Once the amendment is made the minutes were agreed to be a true account of the meeting
- 4. Public Forum –**
  - 4.1. Ward Councillor – To receive report.- GJ gave his apologies and was not present at the meeting.
  - 4.2. Local Residents – At Chairman's discretion, up to 10 mins will be allocated for the public to make representations, ask questions & give evidence in respect of any item on the agenda. Maximum of 2 mins per person is allowed. Item is not for comment on parish council discussions or decisions. Issues raised will be in public minutes and may be videoed or recorded –
- 5. Financial Procedures –** To note financial position, bank reconciliation and consider the following payments and income against budget.
  - 5.1 PG Watts, Lengthsman for September £300 already issued chq 594 and October chq no 595 £300 – this was ACTIONED
  - 5.2 To consider Clerk's contracted hrs salary 15/09//2021 – 09/09/21 48 hrs ( 8weeks) pay @ 10.57 ph £507.36 chq no 595 – this was ACTIONED
  - 5.3 To consider clerks expenses for mileage (3 journeys to Brilley between 15/09/21 – 09/11/21 @ 0.45 pp) £45.90 chq 595 – This was ACTIONED
  - 5.4 To consider financial position – The documentation had been emailed to the Parish Councillors prior to the meeting and it was noted that no unexpected expenditure has been received.
- 6.** To set precept for 22/23 – The Parish Council considered the current and predicted expenditure for the current year ( which included a community notice board and two years' worth of grants to the village hall for maintaining the green due to Covid this was not paid 19/20) and compared it to 19/20. The NDP review is currently not needed and will therefore be taken out of the budget. The clerk felt that due to the NDP review not taking place her contracted hours could go down from 6 hours pw to 5 hours pw. It was agreed that the lengthsman budget has been adequate and within budget. All present agreed that therefore was no requirement to increase the precept. AS proposed and RB seconded that the 22/23 precept remain the same as 21/22.
- 7.** To set budget 22/23 – The budget was discussed at length and adjustments were made to the clerks hours which will now be 5 hours pw. The budget for the lengthsman will remain the same as 21/22. The NDP review budget will be taken out as this will not take place in 22/23. Parish Maintenance was confirmed as £1200. No increase in clerk hourly rate is anticipated. The insurance has remained steady for the last few years, so an increase is unlikely.
- 8.** To consider the 22/23 schedule for the Lengthsman – The current 21/22 schedule was discussed and agreed by all present to be working well. It was therefore agreed by all those present that the schedule remain the same for 22/23.

## **9. Planning – to consider planning applications determined by Herefordshire Council**

9.1 Planning consultation 213849 – Land and barn at Cae Bedw, Brilley, Whitney-on-Wye – proposed conversion of agricultural building to a single dwelling house – comments by 23/11/21 – This was discussed at length and all those present objected to the planning application commenting as follows:

The applicant's supporting statement makes frequent reference to the previous granting of permission under Class Q as precedent for this application. We wish it to be noted that the applicant's supporting statement for that application emphasised how Class Q allowed the work as permitted development. The current application has been lodged on the basis that the development is not covered by permitted development rules and we believe that and prior approval under Class Q should be regarded as irrelevant to this application. The Brilley Parish Council objects to the above planning application for the following reasons; Brilley Neighbourhood Development Plan The application does not accord with the Brilley Neighbourhood Development Plan Policy BR2 which is underpinned by the Herefordshire Core Strategy Plan policy RA3. Herefordshire policy RA3 allows for development outside the core area where it... "would result in the sustainable re-use of a redundant or disused building(s) where it complies with Policy RA5 and leads to an enhancement of its immediate setting" RA5 allows for re-use where... "1. design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the This message originated from outside of Herefordshire Council or Hoople. Please do not click links or open attachments unless you recognise the sender and know the content is safe. most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting" and "4. the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction;" and "5. the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hard standing or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting." The Herefordshire Core Strategy plan specifically states... "Policy RA5 is not intended to support the rebuilding of rural buildings which have fallen into a derelict state. At this point, their significance has usually been lost. Buildings should therefore be structurally sound and capable of bona fide conversion for the proposed use without major reconstruction." The proposal calls for major reconstruction of the structure at Cae Bedw, the structure is of no historic or architectural value and is therefore not regarded as being a heritage asset. The conversion would be incongruous within the sites setting and not sympathetic with regards to the existing house at Cae Bedw. We do not feel the conversion of the existing steel portal framed open storage shed is compatible with RA5 in any way. Access and Parking The proposed dwelling has three double bedrooms and is sited in a relatively isolated location with no provision of public transport so access to the property would be mainly by private vehicle. The plan is for two parking spaces only and this is regarded as being insufficient based on the potential number of residents and likely vehicular visitors. Additionally the plan shows a very limited curtilage which would make access for and manoeuvring of service vehicles, for example sewage slurry tankers, very difficult. Drainage The plan mentions the installation of a package sewage treatment plant but the location of this unit is not shown in the plan. The curtilage beyond the proposed dwelling footprint is very limited and mainly comprises driveway areas. It is unlikely that placement of a treatment plant and associated drainage field within driveway areas would be acceptable. Processing of surface water run off is described as utilising sustainable methods but the location of the system is not shown and again the limited curtilage would pose problems for the location of any drainage pit.

9.2 Planning Re-consultation 213506 – Land at the garage and store building, Welshwood Farm, Whitney-on-Wye- comments by extension to 10<sup>th</sup> November. – AS left the room. Those remaining discussed the application and noted the amendments which included changes to the windows and frontage of the house – no objections were raised.

9.3 Planning Consultation 202206 – Land East of Brynafal Lane & North of Yew Tree Cottage Rhydspence - AS re entered the room. Ward Cllr Jones had confirmed that the planning application has been re-directed to full planning committee on 8<sup>th</sup> November. Ward Cllr Jones has looked at the site and both the Parish Council and Ward Cllr Jones await the date of the Full Planning Committee as the Parish Council will send a representative as appropriate.

## **10. Parish Reports and Issues –**

10.1. Lengthsman Scheme – To note report and consider work for Lengthsman - The September and October work sheets were noted and reported to Herefordshire Council as appropriate.

11. Telephone Line move to digital – BT have proposed to shutdown copper network by 2025, moving the network to IP Broadband. This will cause major issues in the parish - for instance if there was a power cut residents would not be able to use landline phones and if there was an emergency the consequences would be catastrophic. AC will write a letter to BT expressing the Parish Councils concerns.

**ACTION: AC**

12. **To note correspondence** – AC updated those present in regard to the meeting he attended with John Harrington in regard to the proposed roadworks to fix the issues on the A438. AC reported that John Harrington ensures that there will be minimal road closures and diversions in place and it is hoped any work will be carried out through the night.
13. **To raise matters for next agenda or for Clerk's action under delegated powers** (no discussion) – Brynafal Update ,Bathing Quality River Wye Resolution, Water running from Pear Tree Cottage
14. **To note date of next meeting** – **11<sup>th</sup> January 2021** at 7.30pm

Meeting closed at 20.48 pm

Signed ..... date  
Chairperson