

## **Brilley Parish Council**

Minutes of the Extra Ordinary Meeting of Brilley Parish Council on  
Thursday 17<sup>th</sup> February 2022 at 19.30 in Brilley Village Hall

**In attendance: Adrian Chapman, Chairman (AC), Alasdair Stevenson (AS) and Roger Bayliss**

- 1. To receive apologies of absence – Chris Holloway, Steve Anning and Graham Jones, Ward Councillor**
- 2. To receive declarations of interest and written applications for dispensation – none declared**
- 3. To adopt minutes of previous meeting – 11<sup>th</sup> January 2022 – The minutes were agreed to be a true account of the meeting and ADOPTED**
- 4. Public Forum**
  - 4.1. Ward Councillors Report –Apologies were received from the Ward Councillor.
  - 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 – No members of the public were present
- 5. Financial Procedures – To note financial position, bank reconciliation and consider the following payments and income against budget.**
  - 5.1 PG Watts, Lengthsman for January 2022 £300 - This was ACTIONED.
  - 5.2 ICO 00019116716 Data Protection Fee £40.00 – it was agreed to provide payment for the invoice via cheque rather than set up a direct debit – a cheque for £40 was ACTIONED.

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

- 6.1 Planning Consultation (202206) Land East of Brynafal Lane & North of Yew Tree Cottage Rhydspence 2-4 person holiday let - Brilley Parish Council discussed the application at length and felt there were Still concerns. The application does not meet with the Brilley NDP policy BR2 or Herefordshire Policy RA2, the road to the property is far from suitable for walkers or cyclist and hedges have already been removed and concerns over the business plan were raised regarding the business plan. All those present objected to the application and it was therefore RESOLVED that Brilley Parish Council object to this application on the follow grounds:

The conversion of a existing structure is proposed but it is for the establishment of a new dwelling. tourist accommodation is classed as C3 residential accommodation and the Herefordshire Planners have set the precedent that this type of accommodation should be considered with regard to the relevant housing supply policies (Officers Delegated Report application P182750) as the proposed unit is a dwelling albeit to be occupied on a short term basis. As this is the case, Brilley NDP Policy BR2 and Herefordshire Policy RA2 apply. The application site in this case is clearly significantly divorced from the nearest settlement identified as an appropriate location for new housing. Under these policies new residential development would not be supported here unless special circumstances (as set out by RA3 and RA5 apply) and none of these are relevant in this case, the application does not support a rural enterprise nor is it for agricultural or forestry use. The applicant states that there is good access via public transport links and that walking and cycling give good access to the site which would reduce the dependence on the use of private cars. In reality the road on which the proposed development site is located is steep, narrow and winding and is highly unsuitable and dangerous for both walkers and cyclists. Additionally the access to public transport links within 520m is highly exaggerated. There is a bus service on the A438 at Rhydspence but the service runs only on Wednesdays and with only one bus in each direction. Inevitably this would leave future occupiers fully dependent on the use of private vehicles to access services and facilities and as such would not constitute sustainable tourism development.

The applicant states that work on the development has not begun but that clearly is not the case. The site has

been subjected to significant clearance with removal of both trees and hedges in spite of the Design and Access Statement clearly stating that no trees or hedges will be impacted. Additionally the access to the site has been widened (with hedge removal) whilst the application form clearly states that access from the public highway would not be altered. Transportation Management withdrew objection based on splay visibility but it is our view that the current visibility has only been achieved by removal of hedging without approval.

The original application was supported with claims of increased local employment and questionable financial forecasts. Interestingly the original application form claims no current employees on site and no increase in the number of employees, this is in conflict with claims in the Design and Access Statement of an increase in employment. The revised application reduces the proposed number of beds and therefore would reduce any contribution to the local economy.

In summary this organisation objects to this application on the basis that it is not in accordance with Brilley NDP Policy BR2, Herefordshire Council Core Plan Policies RA3, RA5 and MT1 and will not provide a meaningful contribution to the local economy nor employment and can not be regarded as a sustainable tourism development. Any trees/hedges removed should be replaced.

## **6. Parish Reports and Issues –**

- 6.1. Lengthsman Scheme – To note report including considering parish drive between Lengthsman and Locality Steward. – all works were NOTED – and all present agreed that it would be helpful for Peter Watts and the Locality Steward to go on a parish drive. This would give Peter an opportunity to discuss any works that may benefit from a drainage grant.
- 7.2 To consider drainage grant application (Balfour Beatty) - Peter Watts will meet with locality steward to consider works that may benefit from the drainage grant. The clerk will forward the forms to the councillors so it can be assessed regarding how much input the forms need to be completed.

### **ACTION: CLERK**

- 7.3 To receive update from the recent parish drive with Locality Steward. – AC and the clerk met with Paul Hunter for a parish drive. It was discovered that one road previously marked as unclassified is in fact a C road and work needed on the road will now be reassessed. It was felt that the parish drive was a success and areas of concern were already on the Paul's list.

## **7. To note date of next meeting – 8<sup>th</sup> March 2022 at 7.30pm**

Signed..... Date