

Garway Parish Council

Minutes of The Extraordinary Parish Council meeting of Garway Parish Council held in Garway School Hall at 7pm on Tuesday 17th October 2017

Present: Chairman Cllr Tony Phillips, Cllr Richard Sparey, Cllr Chris Strange

1.Apologies

Apologies accepted from: Cllr Rose Sparey , Cllr Cara Campbell & Cllr Craig Hooper

In Attendance Parish Clerk Mrs Kath Greenow, Ward Councillor David Harlow and 11 members of the public

2.Declarations of Interest & Dispensations

2.1To receive any declarations of interest or consider any written applications for dispensation

None declared

3.Planning

3.1To consider planning application for comment:

173224 Land to the North of Ivy Cottage Garway Herefordshire

Description: Proposed erection of eight residential dwellings (C3) along with associated garages, parking, roads highways access and associated infrastructure

Parishioners present raised many concerns relating to the proposed development.

Their Parish Council advised parishioners to send in their comments on the application to Herefordshire Council Planning Department

It was **RESOLVED:** that the application is UNSUPPORTED and OBJECTED to by the Parish Council and that the Clerk submits the PC comments to Herefordshire Council Planning Department.

The application is Unsupported and Objected to by Garway Parish Council for the following reasons

Layout scale and appearance

Core strategy policies SDI, LDI & LD4 set out the key principals in terms of scale, layout said appearance of new development. In summary these require proposals to demonstrate that the landscape and built environment have positively influenced design, scale nature and site selection. The setting of heritage assets (including non-designated assets) should be protected, conserved where ever possible enhanced under CP policy LD4 and the NPPF confirms the importance and desirability of the significance of assets. Where harm would result the NPPF sets out the relevant tests to be applied. In the terms of sustainable design policy SDI required new buildings to maintain local distinctiveness through the incorporation of local architectural detailing and materials and respecting scale, height proportions and massing of surrounding development. The application by its design, scale, size and mass fails to demonstrate the character of the area has influenced it and it would not make a positive contribution to the architectural diversity of the area and is therefore is contrary to polices SDI LD1& LD4 and the requirements of the NPPF

Housing in settlements outside Hereford and the market tons Policy RA2

The Opening sentence of RA2, the first criterion again requires that proposals for housing development should be located within or adjacent to the main built up area. This application is not located adjacent to or within the main built up area of the parish

We would also like to comment on Mr Tompkins conclusions in the pre planning advice given in relation to NDP's .He anticipated that the NDP steering group will be minded to commence a call for potential housing sites and it was recommended that the applicant/ planning agent speak to the Parish Council .The planning agent did contact the Parish Clerk about coming to speak with the PC and the clerk advise that any discussion relating to the application would need to be at a Parish Council meeting where a presentation could be given by the planning agent, However he was reluctant to come to a PC meeting but rather wanted to meet with the PC on their own and not in a PC meeting , of which the parish clerk informed the planning

agent this would not be acceptable. Nothing was asked about the NDP and where the NDP was at present in relation to how far it had got by the planning agent.

Access

Core strategy policy MTI and the NPPF require proposals to provide safe access, and demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development.

Signed

Dated 13/11/2017

Tony Phillips Chairman
Garway Parish Council