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**Minutes of the extra-ordinary meeting of the Parish Council
held at Coddington Church on Monday 7th January 2019 at 7.00pm**

Present: Councillors Julia Boyle (Chair), Julie E Baker, Patrick Whitehead, Charlie Ferrier, John Joyce-Townsend, Tim Newsholme, Sue Ransford, Sven Bosley and Rachel Lovering.

In attendance: Emma Thomas – Parish Clerk

Public: 3

1. To Accept any Apologies for Absence and Note the Reason

Apologies were RECEIVED and ACCEPTED from Cllrs Liz Cooke (Prior Engagement) and Joe Hayes (Work Commitments)

2. To Record any Declarations of Interest and Consider any Requests for Dispensations
None

3. Public Participation Session for Local Residents to raise matters relevant to the Parish Council

The following comments on item 4 were NOTED from parishioners:

- What will happen to the Village Green area? Who will look after it and cut the hedges?
- The houses are out of keeping with the rest of Bosbury.
- The access onto the highway is on a dangerous blind spot.
- Can the Council request that no street lighting is used within the development.

One member of the public joined the meeting.

4. Planning Application: 184576 - Land to the east of Brook Lane, north of B4220, Bosbury, Herefordshire,
Reserved Matters application following outline approval (APP/W1850/W/16/3157869). For approval of appearance, landscaping, layout and design of 21 proposed dwellings and garages.

The following comments were NOTED:

- The building company is Esprit Homes Construction Ltd of Leamington Spa. A Companies House check on them has been done – the response is awaited.
- The original application of 37 houses was rejected by the Parish Council and Herefordshire Council. A subsequent application for 21 houses (of which 8 were affordable) was submitted and again rejected in February 2016. This was later passed at appeal in February 2017.
- Several aspects of this application are concerning –
 - On p.10 architectural features are discussed and the need to highlight character and variation is mentioned – this is not mirrored in the design of the new properties – which are boxy and dull.
 - Affordable housing is only mentioned on p 20 and no longer seems to form a significant part of the application.
 - On p21 – why is part of the highway labelled as private drive?
 - On p 28 no detail is given on the landscape strategy for the "village green" area. How is Esprit Homes going to manage this area?
 - The access to the development is on a blind stretch of road.
 - The overflow from the attenuation pond continues to cause concern of flooding of nearby highways, ditches and the brook.
 - Forge Bank is already an eyesore – mistakes of the past should not be a reason to continue to effect the historic setting of Bosbury.
 - When the link to the ecologists report is clicked on it leads to a completely different document.
 - Recoding of the presence of bats did not take place over the development site.

It was RESOLVED to object to this application for the same reasons as submitted for application 160450 – which was for 21 dwellings of which 8 would be affordable. However, the Parish Council would especially like to object to the following aspects of the application:

- The design and appearance of the new properties are unimaginative and out of keeping with the historic nature of Bosbury and the nearby conservation area and would, as a result be detrimental to them. Mistakes of the past – such as Forge Bank should not be repeated.

The access point onto the B4220 is at a dangerous blind point, where traffic exceeds the speed limit

- The effect of the development on ecological habitats has not been thoroughly investigated.

However in spite of these real concerns, should Herefordshire Council decide to approve this application, the Parish Council requests the following:

- The speed limit on the B4220 be reduced to 30mph to attempt to mitigate against the danger caused by this new access.
- A footpath be built along the B4220 at the developers cost, so that residents of the new development and those who live at the Cradley end of the village can safely walk into Bosbury.
- S106 monies – see application 160450 Heads of Terms attachment - are fed back into Bosbury directly – in the form of traffic and highway improvements and other areas put forward by the Parish Council.
- More detail is given to the overflow from the attenuation pond, and where this run off will go.
- The management of the Village Green area has not been addressed.

It was RESOLVED that the clerk would email all councillors the final objection by the end of Tuesday 8th January. All Councillors must email their support or otherwise to this by the end of Thursday 10th January, in order that the objection can be submitted on the 11th January.

Thanks were given to Cllr Patrick Whitehead for the time and dedication he puts into planning matters on behalf of the Council.

5. **To note the date of the next Parish Council meeting – 7th February 2019 – Bosbury Village Hall**
Noted

The meeting closed at 19.35

Signed: _____



Dated: _____

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