



ORCOP PARISH COUNCIL

Minutes of The Extra Ordinary Parish Council Meeting On Wednesday 30th August 2017 Held at Orcop Village Hall 7pm

Present: Chairman Cllr Ben Thomas, Cllr Richard Watkins, Cllr Dave Jones,
Cllr Ian Garlick, Cllr B Davies & Cllr Jane Rigler

In attendance Kath Greenow Parish clerk and 12 parishioners

1 Apologies for absence- None

2. To receive declarations of interest and consider dispensation requests on agenda items

None declared

3.Members of the public may raise questions relating to the planning applications for comment (This period is restricted to 10 minutes).

Parishioners present at the meeting raised concerns relating to some of the planning applications these were: drainage, privacy of neighbours, highway access
Parishioners had particular concerns relating to the size of dwellings relating to application 172896 .

4.Planning

4.1Planning Application for comment:

172769 Barns at Lower Butts Orcop Hereford HR2 8SF

Description: Barn conversion to create a dwelling

It was **RESOLVED:** to **Support** the application

4.2Planning Application for comment:

172896 Land at The Homelands Orcop Hereford HR2 8SD

Description; Proposed erection of a dwelling

It was **RESOLVED:** to **Object** to the application for the following reasons:

The visual impact and privacy that the dwelling will have on resident's opposite.

Concerns relating to the proposed new access onto a small lane and concerns regarding drainage and water run off at this location in relation to the proposed dwelling. Again, the design, style, scale and appearance of the dwellings need to acknowledge the rural location and should be sympathetic to the traditional cottage style dwellings in the location

4.3Planning Application for comment:

172940 The Trees Orcop Herefordshire

Description: Application for approval of reserved matters following outline planning permission 161771 (site for proposed replacement of a fire destroyed dwelling plus the erection of 2 dwellings (total 3 dwellings)

It was **RESOLVED:** to Object to the application. In the outline planning application, the Parish Council requested that the dwelling should be bungalows. In the decision notice relating to the outline permission planning granted it stated that "The Layout as shown on the indicative plan accompanying. The Northern most dwelling of the

plot is so close to the Ivy Cottage as to affect the privacy and daylight levels of occupiers. When submitting a reserved matters application, the layout, supported by appropriate dwelling designs, should be located as to avoid harm to amenity of neighbors. The dwellings should also be of a scale and appearance which acknowledges its rural location amongst traditional cottage like dwellings.

It is the Parish Councils view that the reserved matters application doesn't reflect this. The Parish Council reiterates again that the dwellings need to be bungalows and that the design, scale and appearance of the dwellings acknowledge the rural location and should be sympathetic to the traditional cottage style dwellings in the location.

The Parish Council also wish to raise concerns regarding drainage and water run off at this location in relation to the proposed dwellings

Signed *Ben Thomas*

Date *20/09/2017*

Chairman Orcop Parish Council