

## ORCOP PARISH COUNCIL

### Minutes of an Extraordinary Parish Council Meeting held remotely on Wednesday 9<sup>th</sup> December 2020 at 19.00 hrs.

**Councillors Present** ... Ben Thomas (Chairman), Jane Rigler, Ian Garlick, Barry Shaw, Peter Garratt and Margaret Serle. Also, in attendance were Ward Councillor Fagan, Mark Hearne (Parish Clerk) and eight residents.

1. **Apologies for absence** – None.
2. **Declarations of interest & written dispensation requests** - None.
3. **Planning** – Comments on Planning Applications to be determined by Herefordshire Council.
  - 3.1 Planning Consultation 203762 – Land East of Newcastle Farm, Orcop. Hereford - Proposed 3 No dwellings. Councillors noted that, although this proposed development is now the subject of a new planning application, comments submitted against a previous but identical application in terms of the drainage strategy could form the basis of the Parish Council's response to Planning Consultation 203762. Ward Councillor Fagan reported that she has spoken to the Planning Officer who fully understands the opposition of both the Parish Council and residents to the proposed drainage system (cess pits). Councillors discussed and highlighted their reservations over various aspects of the proposed development such as the design and the planned removal of ancient hedgerow but their principal reason for opposing the development revolves around the plans opt for cess pits. Whilst the Core Strategy makes provision for cess pits it is only permitted under exceptional circumstances and as a last resort. No evidence has been submitted which shows that the developer has seriously considered viable alternatives including those which have been installed in adjoining properties. Councillors also drew attention to the substantial increase in the frequency of tankers journeying to the village to empty the cess pits and what they will mean for road and pedestrian safety. It was RESOLVED that the Clerk drafts a response which captures the substantive issues raised in opposition to the planning application and circulates it to Councillors prior to submission to the LPA.
  - 3.2 Planning Re-Consultation 202705 – Plot 1 Shady Barn adjacent to Shady Gardens, Garway Hill - Proposed conversion of a redundant agricultural building to form a 2-bedroom dwelling, and erection of a new outbuilding with 2 bedrooms, a bathroom, and a garden storage space. During discussions Councillors noted that the design involves cladding the barn with corrugated iron and Councillor Shaw suggested that percolation testing is completed to show that the drainage field is operable, and it was RESOLVED

to include this in the response to the LPA which will otherwise confirm no objections to the proposal.

**4. Finance**

4.1 The following payments were approved

4.1.1 Autela Payroll Services - £80.40

4.1.2 Dore Community Transport (donation) - £500.00

4.1.3 Eyelid Productions - £100.00

The meeting closed at 19.55hrs

SIGNED ..... DATE .....