

WHITCHURCH AND GANAREW GROUP PARISH COUNCIL

Minutes of the planning meeting held on 9 August 2016 at Whitchurch Memorial Hall

COUNCIL MEMBERS G Hiscox (Chairman) D Williams S Morris S McInerney R Smith J Smith-Milne T Watson

NEIGHBOURHOOD PLAN STEERING GROUP MEMBERS E Heyes

ATTENDING K Shilton (Clerk) Ward Councillor P Newman R Pryce planning consultant and 8 residents

APOLOGIES E Curtis G Litson

1. PLANNING OUTLINE FOR 10 NEW HOMES ON LAND AT WHITCHURCH

The planning consultant representing the land owner reviewed the proposed location with the access to this area from Yew Tree Close.

A low density development is proposed with 10 new homes of which 6 are proposed 4 bedrooms detached and 4 are proposed 3 bedrooms semi detached.

Pre application discussions have taken place with Herefordshire Council regarding the proposed site and housing development involved.

The plans shown at the meeting consisted of stone render and timber cladding with a mix of pitch roofs and mono pitch roofs.

Following the presentation the following questions / comments were made.

1.1 The Llangrove road already has traffic and pedestrian issues. Would the developer consider under Section 106 assisting improving certain parts of this road.

Response. As 10 new homes are proposed National Planning Policy means that Section 106 would not be valid for such a number however in principle the developer may consider such a matter with the Parish Council pending budget and estimated costs involved. Herefordshire Council consider that the balance of 10 homes is acceptable for the land area involved.

1.2 Is there an alternative access route to this proposed development.

Response. Herefordshire Council have recommended the access route as described.

1.3 Drainage issues. How will surface water and effluent systems be managed.

Response. Surface water will be managed as the Planning Policy Directive. For the effluent waste the developer is presently in discussions with Welsh Water. This issue will be resolved before the formal planning application is submitted.

The Parish Council will discuss this planning proposal at the 13 September 2016 meeting.

2. RIVER WYE CARAVAN PARK 162100 RETROSPECTIVE 5 STATIC CARAVANS ON THE CAMPSITE USED BEFORE TOURING CARAVANS

The general opinion of the Council members present was that there was not sufficient information relating to this application to make a constructive comment. Greater clarity within the application was required. For example will these static caravans be used for residential or holiday lets. What systems of supply and waste management will be used.

The Clerk was requested to report these concerns to the planning officer.

The meeting started at 7pm and ended at 7.35pm

Signed

Chairman

Date