

**MINUTES OF ASTON INGHAM PARISH COUNCIL PLANNING
MEETING HELD ON THURSDAY 10TH DECEMBER 2020 AT
7.00 P.M. BY ZOOM**

**Land adjacent to Church House. 203802.
Proposed erection of a single-storey accessible home.**

ATTENDED BY Mrs J. Askew (Chair), Mr R. Harding, Mr D. Hardwick, Mr N. Smith, Mr C. Tormey (Councillors)

APOLOGIES WERE RECEIVED FROM Mr J. Whatley

OTHER ATTENDEES – Mrs R. Vincent (applicant), Mr K. Edwards (landowner), Mr L. Jones (planning agent), Mr R. Hobbs (consulting water engineer).
Seventeen local residents.

The chairperson opened the meeting.

No dispensations were requested. No interests were declared.

The chairperson asked those people who wished to speak to indicate by raising their hand, so a list could be made. Councillors would be allowed to ask questions after a submission. She further requested that comments should not be reiterated as this would make the meeting very long.

The meeting was reminded that from a planning perspective this was a new application from a new applicant and therefore was a 'stand-alone' which should be judged on its own merits. She also reminded the meeting that the Parish Council can only comment on a planning application, not approve or reject, and the council was not a decision-maker.

There were no objections to the meeting being recorded to facilitate the writing up of the minutes.

The planning applicant was invited to state the need for the accessible home and the planning agent then outlined the application details.

Some residents felt that the application should be opposed because of:

- a) Site heritage.
- b) Flood risk.
- c) Drainage.
- d) Detrimental visual impact on the Church setting.

Other residents supported the application and considered that possible flooding issues could be overcome. The development would meet the needs of the NDP and one person commented that the design was aesthetically correct. Another felt that the building would not be intrusive and any help with parking for Church services would be welcome.

The landowner clarified some points and confirmed that measures would be taken to make the building meet the requirements, especially concerning flood risk.

The consulting water engineer spoke about the site and explained that it was in a low-risk flood zone and should not impact on neighbouring properties.

The chairperson refuted a resident's view that she had given preference to those voicing favourable rather than adverse comments on the application and invited further fresh comments. In the absence of the latter, she then invited councillors to give their views.

Councillor Harding spoke against the application and mentioned a previous application (around 30 years ago) where a house had been built in the parish for an applicant with medical needs, which was subsequently sold. The clerk pointed out that there had been two applications for accessible homes in the last three years or so and both applications had been approved.

Councillor Harding then spoke of the visual impact the proposal would have upon the church. In response to the clerk's query as to whether, as Churchwarden, he might wish to consider declaring a non-pecuniary interest, Councillor Harding said that he was not yet a Churchwarden because he had been elected but not sworn in. He then withdrew from the meeting and said he would not vote. The meeting remained quorate.

Councillor Tormey spoke in favour of the application and did not feel that there would be a problem with flooding because of the measures to be put in place.

Councillor Smith felt that provided any potential flooding was addressed there was not a problem and the building would blend in well.

Councillor Hardwick felt that there were points for and against the application and he did not really have enough information but, on balance, decided not to support the application because the site was always wet.

The chairperson confirmed that the Parish Council would therefore support the application and the clerk would forward comments to Herefordshire Council. She added that everyone had been given the opportunity to speak and that the main route to express views was through the planning portal.

The meeting concluded 8.40 p.m.