

Stretton Sugwas Parish Council

Minutes of the Extra Ordinary Meeting of Stretton Sugwas Parish Council on
Thursday 6th February 2025 at 6.00pm in Stretton Sugwas Village Hall.

In attendance: Andy Fellowes (AF, Chairman), John Robinson, (JR, Vice Chairman), Garnet Cresswell (GC), Jane Denny (JD), James Croft Hill (JCH), Stuart Howard (SH) and Marian Marshall (MM).

Also in attendance: E Noble (parish clerk) and 8 members of the public

- 1. To receive apologies of absence**
- 2. To receive declarations of interest and written applications for dispensation – none received**
- 3. To adopt minutes of previous meeting - 16th January 2025** – GC proposed and JR seconded that the minutes were a true record of the meeting – all in attendance were in agreement and the minutes were therefore ADOPTED.
- 4. Public Forum –**
 - 4.1. Local Residents** – At Chairman's discretion, up to 10 mins will be allocated for the public to make representations, ask questions & give evidence in respect of any item on the agenda.

Local residents were in attendance of the meeting to raise concerns regarding the planning application (agenda item 5.1). Concerns included a drainage plan for the proposed development has not yet been published), sewerage (currently piped underground towards the field), the retention of water and water run off (3 surveys have taken place), proposed natural pond on the proposed development – the land already floods with heavy downpours due to the shrubs being recently removed. The Cwtch has problems resulting from water run off due to being the lowest point. Residents also highlighted concerns that concerns regarding the removal of shrubs etc – it was felt wildlife has been disturbed and that the planning application stated 'no hedges/shrubs need to be removed' – this was because they had already been removed prior to the application being submitted. Concerns were also raised regarding a question on the application form 'Does your proposed development within 20 metres of a water course' as residents believe one runs along the bottom towards The Cwtch. Residents feel a flood risk assessment needs to be completed. Regarding the bat survey on the application – it states that a desktop survey was completed but it was felt that this did not give a true reflection. In 2017 application 17448010 stated that there were strict conditions on accessing the field at certain times of the year due to newts and grass snakes and that noise was needed to give time for the wildlife to safely retreat. Local residents also have concerns that there is no pavement from the site and that any proposed development would need a pavement linked up to where the current pavement ends. There are no amenities in the area apart from a school, church and village hall but no shops or public houses.

Concerns regarding the A438 were also raised and that there had been three accidents in the last two years not far from the proposed site.

Local residents with any concerns were advised to submit comments to Herefordshire Council Planning Portal and that any photos of before and after removal of hedges/shrubs etc could also be attached to any comments.

- 4.2 Ward Councillor** – To receive a verbal report from the local Ward Councillor

5. Planning –

5.1 To comment on planning applications determined by Herefordshire Council

- 5.1.1. Planning application P243092/0 Greylands, Swainshill, Hereford, HR4 7QE** – outline for the erection of 8 no self-build dwellings and associated works.

The parish council discussed the application at length and OBJECTED to the application on the following grounds:

- 1) The site is principally outside the settlement boundary and that boundary will not be changed when the NDP is eventually updated after March. The site within the boundary includes the existing barn and land to the north of it only.
 - 2) When the NDP was made the site was principally within Kenchester and was not within the settlement boundary of the Bishopstone group of parishes
 - 3) Outside the settlement boundary, the land is seen as open countryside
 - 4) The ecological survey and planning application were done after removal of the old apple orchard by the applicant (The orchard site is described as improved grassland in the application!!)
 - 5) Swainshill/Sugwas Pool is already well developed and has no facilities to justify further development (When Herefordshire Council identified it as an area for housing the Kites Nest pub and adjacent bus stop still existed)
 - 6) There are other areas within Stretton Sugwas Parish more appropriate for development and previously identified by Herefordshire Council as land with housing potential.
 - 7) NDP policy SS2 says development which involves the removal of existing traditional local orchards will be resisted
 - 8) NDP policy SS6 says development will be supported WITHIN the identified settlement boundary
 - 9) NDP policy SS8 about housing in the Countryside quotes the scattered settlements of Priory, Stretton Court, Barnfields, Railway terrace, Sugwas and Roman Road. The applicant's planning statement suggests this development is comparable The Greylands site does not resemble these as it would be back-building to existing ribbon development and not part of a cluster
 - 9) It is noted that national guidelines suggest that when Neighbourhood plans are more than 5 years old, they will no longer be valid. However as the Herefordshire core strategy is out of date it will not be possible to update the NDP yet. The Stretton Sugwas NDP terminates in March 2025. Many other Parish Councils will be in a similar situation. Clearly for this and many other NDPs, the situation is untenable and a recipe for potentially uncontrolled development if the national guidelines are followed
 - 10) The site would not be suitable for self-build as the construction is likely to be at all hours with unacceptable noise level for the neighbours
 - 11) The applicants ambition for the site indicates an acceptable intensity of housing
- 6. Finance – to consider the following payments in accordance with the budget:**
- 6.1 Clerks salary and expenses (5 return journeys to Stretton Sugwas and one to Plough Lane (£16.92) and printing (£12.98) - ACTIONED**
- 7. To note date of next meeting – March 20th 2025 – Confirmed.**

The meeting closed at 7.10pm - These minutes are a draft copy and will be presented to the parish council at the next meeting March 20th 2025.