

WALFORD PARISH COUNCIL

Minutes of an Extraordinary Parish Council meeting held at Walford Village Hall
On Wednesday 31st May at 6pm.

Present: Frank Myers, Chairman

Dave Berry, Cheryl Carpenter, Sandra Cole, Heather Evans, Simeon Cole, John Daniels, Luke Freeman (The Applicant), George Jones, Terry Snow, Marc Thomas.

In attendance: Clerk – Catherine Murray.

Terry Egan, representative of the applicant and several members of the Public.

1. **The Chairman introduced the concept of the meeting:** A forum for Public enquiry and discussion, with a view to openness and to give the applicant the opportunity to explain his proposals. He asked those present to respect others and keep the discussions polite.
2. **A presentation was given by Terry Egan the land and planning Manager for Freemans.**
 Luke Freeman explained that he was present to support Mr Egan and to answer any questions which he might be able to help with.
 Terry Egan explained the proposals for the Mill Race – with the displayed plans of the site - and outlined the changes that were being made to the application. In the Public consultation held previously, the main issues raised were the lack of adequate parking and the linking block across the entrance to the car park; therefore Freemans had decided to remove the linking block and thus provide additional parking spaces. Indeed the revised proposals provided more car parking spaces than exist at present.
3. **Public questions and discussion:**
Q: A MOP asked if double yellow lines could be introduced up the lane leading to Dorcas Cottage and the other properties sited there, as the residents have problems when customers of the Pub park up their lane.
A: LF said he had no objection to this and would be prepared to introduce these for the residents.
Q: A MOP suggested double white lines along the main road, in the vicinity of the Pub as a traffic safety measure.
A: LF supported this suggestion. A Councillor said that he had e mailed the Ward Cllr about this subject.
Q: A MOP who had an interest in Nelsons Court was worried about drainage and wanted clarification on what would happen to the drainage facility.
A: LF said that it had been taken into account in the plans, bearing in mind the increased numbers and the fact that the present system was not adequate. He explained the Bio Disc system.
Q: A Cllr asked if the cost of any improvements would be borne by the residents or others locally.
A: LF said no, that it will not cost local people anything provided the development goes ahead as planned, as it will be part of the process of development.
Q: A MOP asked if the outlet pipe was adequate to take the increased drainage.
A: LF said yes, as far as he was aware. It will be checked as part of the process.
Q: A MOP asked if visitors to the Pub would be told to respect the bio-tank.
A: LF said yes, they will be told, signs will be put in the rooms and there are already signs to warn cleaning staff not to use chemicals.
Q: A MOP asked if the accommodation block was single or double storey.
A: TE said it is double storey, about 4.75m to the eaves and would be in local vernacular style.
Q: A MOP asked if a hedge would be put up and how high it would be.
A: TE said that it would be a hedge of local planting, such as blackthorn, quick thorn and hornbeam. LF said it would not completely cover the block, but if local people wanted the existing hedge reinforced, they would be happy to make it 4-5m to completely screen the building. TE said that they would submit a detailed planting scheme. LF asked the questioner where he lived and he replied: Oak Lodge.
Q: A Cllr queried whether building regulations covered the Bio Disc tank.
A: LF said yes, it is also controlled by Planning and that they would get a completion certificate for it.
Q: A MOP asked if the tank is re-sited would the deeds of all Nelsons Court have to be altered.
A: LF said he did not think so and that the Management Co would have to reach an agreement on how this was dealt with. He explained that on the deeds there is a condition to share the sewage tank location. He also added that one part of the application was intended to resolve the sewage problem which exists, as the existing tank was undersized to begin with. Maple 154 will be responsible for managing the sewage.

Q: A Cllr asked how many covers there would be.

A: LF answered possibly 150 per day maximum.

Q: A Cllr asked if it was not an opportunity to put a separate tank in and to leave the existing one for Nelson Court.

A: LF replied that it would not be fair to do so, as their tank did not work, saying that the best plan was to put in a new tank that is fit for purpose.

Q: A Cllr asked if it was an opportunity to introduce a 30mph speed limit for Walford, the Chairman said this was a topic for another occasion.

Q: A MOP asked whether Freemans could buy more land from Mr Chinn for parking.

A: LF said that 150 covers was a maximum estimate and that he had not considered buying more land. This subject would be appropriate for a later meeting. He said that at the moment they are stuck with the parking that they have, but due to the proposed revisions, they had gained 5 parking places. He added that if it got so busy that there was a parking problem they could speak to the landowner about buying more land.

4. The Parish Council returned into session to consider the application:

4.1 **Apologies for absence:** Eric Drummond and Philip Heath.

4.2 **Declarations of interest:**

Luke Freeman as owner of the Pub, George Jones as a relative of the family, Dave Berry – who lives opposite the Pub.

Those who declared an interest were asked their position regarding the application:

LF: Supports the application, as the owner because he wants it to be a success as a local business and a community asset. He said he was keen to hear from local people who had concerns so that he could resolve any problems.

A Cllr asked the applicant if the development would provide more jobs. LF said yes, probably. Another Cllr asked what service the Deli would provide. LF explained what would be stocked in the Deli, particularly local produce.

DB: Said he would support the application with the changes proposed by the applicant.

GJ: Had taken in the information and had no comment.

All signed the interest book and left the room.

The Cllrs present made the following comments: *(Based on new information received from the applicant.)*

- The development of the Pub would provide a mandate to help along local industry and pointed out that the applicant was helpful and had given guarantees and it had his support.
- The Village needed a viable Pub and it would have his support.
- It will bring revenue into the Village and had her support.
- The Planning conditions would be a substantial control and it would have his support .
- A MOP expressed concern about the expense but was assured by a Cllr that it won't cost the Public anything, as long as the applicant sticks to the promises made to the Public.
- One Cllr expressed an objection to the original application, but supported the proposed changes.
- A MOP was concerned about what would happen when the building work started.
- The applicant's Agent replied that they would have to submit a plan to deal with the building schedule.
- A MOP asked, if parking was still an issue when the work was completed, would the PC be involved.
- The Chairman said that the PC would indeed be involved and supportive.
- All present were supportive subject to the proposed amendments, which were yet to be considered.

Following the discussion, it was RESOLVED to summarise the comments to send to Herefordshire Planning Dept;

The summary reads as follows: *'At the meeting called to consider and comment on this application, the Parish Council was advised by the applicant that changes were being made to the proposals, following Public consultation. In light of this new information, the Parish Council await receipt of the amended Planning documentation - as soon as possible - from Herefordshire Council, in order to comment further.'* <<Action Clerk>>

Signed:----- Date: -----

Catherine Murray - Clerk to the Parish Council - 07/06/11