

## Sutton St. Nicholas Parish Council

**Minutes of the Extraordinary Meeting of Sutton St. Nicholas Parish Council, held at Sutton St. Nicholas Village Hall, Bayley Way, Sutton St. Nicholas, Hereford HR1 3SZ on Monday 31<sup>st</sup> January 2022 at 7.15 pm**

### **Councillors Present**

Cllr Ron Gow (Chairman)  
Cllr Richard Andrews  
Cllr Ann Burke  
Cllr Sharron Haworth  
Cllr Ian Nicholas

### **Members of the Public 19**

### **In attendance**

Tony Ford – Parish Clerk

#### **1. Apologies for Absence**

The Parish Council considered and approved apologies for absence for Cllr Katie Bauress.

#### **2. Disclosable Pecuniary Interest Dispensations**

There were no requests for dispensation.

#### **3. Declarations of Interest**

To receive declarations of interest by members in respect of items on the agenda.

| <b>Councillor</b>    | <b>Y<br/>e<br/>s</b> | <b>N<br/>o</b> | <b>Agenda<br/>Item</b> |                   | <b>DPI or NPI</b>              |
|----------------------|----------------------|----------------|------------------------|-------------------|--------------------------------|
| Cllr Ron Gow         |                      | √              |                        |                   |                                |
| Cllr Richard Andrews |                      | √              |                        |                   |                                |
| Cllr Ann Burke       |                      | √              |                        |                   |                                |
| Cllr Sharron Haworth | √                    |                | 4                      | Personal interest | Disclosable Pecuniary Interest |
| Cllr Ian Nicholas    | √                    |                | 5                      | Personal interest | Disclosable Pecuniary Interest |

#### **4. Planning Application – Bank House, Ridgeway Road HR1 34AU (214505) Refurbishment and extension to Bank House including a detached garage, conversion of the barn to a single dwelling with detached garage annexe, construction of two bungalow style dwellings with detached garages. Tree management works including felling and replacement orchard and native tree planting.**

Mr R. Smith of Hand Down Home Ltd (Architects) made a submission on behalf of the applicant, summarised below

- Local development company
- Vested interest in the site
- Enhancement of the conservation area
- The Conservation Area does not exclude development
- The number of dwellings in the Neighbourhood Development Plan is the minimum number
- Would be a windfall
- Increasing Bank House floor space by 44per cent and footprint by 25 percent.

## **Sutton St. Nicholas Parish Council**

- Substantial soakaways in place
- There has been nine months of ecology work to protect Habitat, leading to maintain important part of Orchard – new Orchard proposals,
- Barn Annex on current footprint
- Bungalow – sympathetic design

Parishioners made comments as follows: -

- Why build on conversation area.
- Why loose some of the orchard to fund the development, should be left as orchard.
- Question why Bank House must be sympathetically increased.
- Why is there a need for a tree bay garage with a studio above?
- Vehicles on to the Orchard junction to Ridgeway Road.
- Bungalows access on to the playpark.
- Advice from Herefordshire Council did not support development north of the site.
- Bank House nominated a house of interest.
- The village does not need two more bungalows.
- The bungalows being built to fund development.
- Not what the village wants, concern about density of the bungalows.
- Never been an entrance on the Ridgeway Road
- Loss of amenities by neighbourhood.
- To destroy the green line along the back of Fieldway is wrong
- Management of hedge and trees,

Parish Council discussion

- it was quite a job dealing with conservation aspects.
- Main road access not liked
- A garage block in front of Bank House
- Design of bungalow – porches
- Entrance in front of children playground.
- Will make the site worse
- Entrance onto main road
- Sympathy with preserving the old house and barn, bungalow a step too far.
- No objection to updating/upgrading Bank House.

Having considered the matter, the Parish Council resolved to object to the application due to the

- Adverse impact on the amenities of the current residents.
- Access onto the main road, (Ridgeway)
- Detriment to the amenities of the conservation area.
- Bungalow access across from the children playground.

**Action** Clerk to inform Herefordshire Council of the Parish Council.

Having declared an interest Cllr Sharron Haworth left the room and did not take part in discussions and did not vote on the matter

5. **Planning Application – Porthminster House, Sutton St. Nicholas HR1 3BB (214709). Proposed works to T1: Pear tree, fell. T2: Pear tree, crown reduction 25%. T3: Pear tree, fell, T4: Pear tree, crown reduction 25%.**

Having considered the matter, the Parish Council resolved to support the application.

**Action** Clerk to inform Herefordshire Council of the Parish Council

## **Sutton St. Nicholas Parish Council**

aHaving declared an interest Cllr Ian Nicholas left the room and did not take part in discussions and did not vote on the matter

### **6. Sutton Playing Field -Repair to Multiplay Slide**

The Clerk informed the Parish Council that the netting on the Multiplay slide is damaged and unsafe. (Currently taped off). A quote of £1,480.93 (£1,234.11 plus VAT £246.82) has been received from the manufacturers. The Parish Council was mindful of the cost and standing orders and the speciality of the replacement, however the Multiplay unit would have to be removed, as there is an access opening to the netting. The Parish Council was also mindful of the enjoyment given to users.

Having considered the matter, the Parish Council resolved to accept the quotation from Playdale Playground.

**Action** the Clerk to proceed with the repairs.

### **7. Confirmation of the date, time, and venue of the next meeting,** Parish Council Monday 7<sup>th</sup> February 2022 at 7.15pm

**The meeting closed at 8.03pm**