

## PEMBRIDGE PARISH COUNCIL

Minutes of an Extraordinary Meeting of the Parish Council which was held on  
Thursday 25<sup>th</sup> June 2008 at 7.30 pm in the Village Hall

Present: Cllr. G. Evans Chairman  
Cllr. Mrs. J. Mifflin  
Cllr. Mrs. P. Lloyd  
Cllr. K. Duggan  
Cllr. R. Pierce  
Cllr. Mrs. S. Smith  
Ms. Tina Wood  
Mr. Duncan James

16 Members of the public were present.

Apologies from: Cllr. K. Myers, Cllr. A. Stokes, Cllr. J. Purslow

### **This meeting was held to discuss 3 Issues:**

- 1) Short talk on Housing Needs Survey for the parish by Tina Wood
- 2) Main Business – Proposed changes to the parish Conservation Area Boundary
- 3) Discussion on the proposal by Andrew Teale that in addition to the traffic calming measures that were recently discussed (road crossing, 2 SIDs, speed reduction methods and speed checking) that 2 ‘School’ traffic warning signs are put up in the interim – one as you approach the school from both easterly and westerly directions.

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### 1) **Housing Needs Survey for the parish – Guest Speaker Tina Wood**

Tina gave a fairly lengthy but interesting talk all about parish Housing Needs Survey's and how they should be repeated frequently to take into account the ever-changing needs of a parish. Previously the surveys have been carried out every 5 years, as in this case of ours, but in future they may even be carried out every 2 years. Tina went on to explain how her team interacts with planners, particularly over such matters as the introduction of Affordable Housing – there has to be a proven need for it. Tina was aware that Pembridge's previous Survey, carried out in 2003, showed a need for 30 new housing units, whereas the parish is only now fulfilling a need for 6 units with its current Affordable Housing project.

Finally a proposal was put forward that the Parish goes ahead with the Survey, and this was approved with the majority in favour.

A questionnaire will be sent out shortly to all households in the parish, and the responses of the residents to the questions will be analysed, and the results printed within 3 months afterwards.

### 2) **Proposed changes to the parish Conservation Area Boundary**

The Chairman invited Duncan James to speak to the meeting as he is knowledgeable about the various medieval properties in the village, having assisted in dendro-dating many of them.

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Duncan explained that having read through Herefordshire Council's document stating the proposed changes to the Conservation Area Boundary, he had noted that it seemed mainly concerned with reducing and drawing-in the existing boundaries. In defence of this, Duncan did wonder how with the current boundary it could be agreed that open fields should be encapsulated, and that a smaller area is easier to protect.

Leading on, Duncan was anxious about the amount of backland (medieval land), some of which dates back earlier than many of the buildings, that following the proposed changes could be built on. This would destroy the ancient layout of the parish forever.

Duncan explained that this, and other certain aspects of the proposals, he did not agree with:

To the **west** – which is a beautiful approach to the village, on the right hand side it was proposed to bring in the boundary rather too close to the village, and any subsequent extension of building there would detract from the surroundings

To the **south** of the Castle site the proposed new boundary runs around the edge of the moat, however there is a footpath, but the boundary should be at some distance to protect that very important site.

To the **east** there should be no detriment to the Conservation Area near to the Trafford Almshouses and the proposed boundary change should be extended outwards further.

#### The Chairman then opened up questions and comments from the Councillors & Residents

The proposed boundary excludes some of the existing newer housing, which doesn't need to be in as it's not relevant to the core area.

There was concern that land prices would increase if opened up to development.

Most of the buildings are in the right place, with very little to spoil the essence of the village.

The question was asked as to whether these proposals had to be accepted, and the answer given was a definite NO. The Parish Council is able to redraw the boundary lines as part of the consultation.

Someone did not consider that this was a good time to be considering any changes, following the recent introduction of the Unitary Development Plan, and that these proposals should only be considered after the next upgrade of a Development Plan.

The Archaeology Department and Planning Department do not appear to be working well together for the benefit of the parish, as some ancient fields are to be removed with the proposed new Conservation Area Boundary. This is not acceptable.

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Some modern housing is in the Conservation Area and should be considered as part of the village as it has received planning approval, and must be considered as much a part of the parish as the ancient buildings.

It was felt that the Conservation Area is to protect the historic part of the village.

The Conservation Area is not intended to stop development, but to control it.

The proposed new Boundary would free up a lot of land for development, mean lost green belt, and allow modern housing around the outskirts of the village.

This peripheral development may not just be for Affordable Housing, but other big modern housing schemes, thus changing the visual quality of the surroundings forever. This would not just affect the parish from the western approach, it would then be spoilt from all directions.

Proposed New Boundary shows a 50% reduction to the existing Conservation Area Boundary.

There is no Plan in the scheme showing the actual existing Development Boundary - the question was asked as to whether this will remain?

A resident enquired as to what would happen if property owners have Deeds which currently state that they are in a Conservation Area, when later on their property may no longer be in one?

- 3) **Proposal by School Headteacher for 2 temporary 'School' warning signs**  
After some discussion on this point, it was noted that new signs are not particularly welcomed in the village. However, in the light of delays in obtaining the other traffic calming methods agreed by the Parish Council (probably 18months to 2 years) it was agreed that 2 temporary 'Pedestrian' warning signs would be requested – one from an easterly approach and one from a westerly approach to the school.

Meeting closed at 9.30 pm