

PEMBRIDGE PARISH COUNCIL

Minutes of the Parish Council Meeting
Held Wednesday 16th July 2008 at 7.30 pm in the Parish Hall

Present:

Cllr. K. Myers – Acting Chairman
Cllr. P. Thomas
Cllr. R. Pierce
Cllr. B. Morgan

Cllr. K. Duggan
Cllr. Mrs. J. Mifflin
Cllr. A. Stokes
+ 6 members of the public

- B43. Apologies and Reasons for Absence -** Cllr. G. Evans – On Holiday
Cllr. R. Phillips
Cllr. D. Owens
Cllr. J. Purslow – On Holiday
Cllr. Mrs. S. Smith
Cllr. Mrs. P. Lloyd – Family Matter

THE ACTING CHAIRMAN REQUESTED THAT THE ASSEMBLY STAND FOR A MOMENT'S SILENCE IN MEMORY OF THE LATE MR. FRANK SMITH – WHO HAD BEEN A MEMBER OF THE PARISH COUNCIL FOR NEARLY FORTY YEARS.

- B44. Announcement of any interests from councillors -** None

- B45. Guest Speaker – Jonathan Brookes – Marches Housing Association.**

ACTION

Jonathan was introduced to the meeting and he explained that he has only been in post for 2 months, but has familiarised himself with the current situation regarding Pembridge's project for land at Curl View: A scheme for 6 Affordable Housing Units comprising 2 x 2 bed roomed Houses, 2 x 3 bed roomed Houses, and 2 x 2 bed roomed Flats is currently being considered. However, this site would be looked at again carefully to see whether there is the possibility to include further units, although highways access considerations would apply.

The Almshouses are being considered for redevelopment within the package.

Grant funding for this work will be included in the 2008 – 2011 funding programme, within which there would be 3-4 rounds for Housing Associations to make bids for funding each year. Within a deadline of 6 weeks after bids are submitted, the results would be known. The Housing Associations have to build a good case for funding projects, with a cost plan, and Marches Housing would work closely as a team with the Parish Council to bring all aspects together. Jonathan asked whether perhaps two councillors would like to act as representatives of the Parish Council to liaise closely with him on a fairly regular basis to forward the project. Cllr. Kevin Duggan and Cllr. Mrs. Julie Mifflin agreed to act in this respect. Agreed. Naturally they would then bring all proposals before the whole Council for consideration. Once some progress has been made, then it was suggested that another Open Parish Meeting should be held for the benefit of all interested local residents.

The Acting Chairman stressed the need for the Housing Association to come back to the Parish Council first, prior to submitting a planning application, so that final details could be agreed.

It was mentioned that there may be a possibility of there being another parcel of land available for Affordable Housing in the parish, but this was not certain yet. The Acting Chairman expressed the view that delays on the initial project whilst additional land was sought would not be acceptable.

Questions were then invited from the local residents present on this topic:

The question was asked as to whether there is a waiting list for these properties. It was explained that any interested parties would need to put their names down on the Home Point Scheme waiting list.

Would the properties become available for full rental or part ownership?
The 2002 Housing Needs Survey had shown a need for 80% rent/20% initial share mortgage.

Does the Housing Association see the current Conservation Area Boundary as a hindrance, and is it purely co-incidence that there is currently a proposal to reduce the boundary?
No, the area is limited by the surrounding existing settlement boundary, which can make the job harder in finding suitable development sites.

Do Affordable Housing projects have to be submitted via the normal Planning Application route?
Yes.

Is the existing infrastructure taken into account, i.e. poor drainage system, and would upgrading of this system be considered as part of the project?
Yes – drains would be upgraded if necessary.

There are many local families who need such housing but who may not be on the waiting list, would this mean that ‘problem’ families would take preference? Also could there be a waiting Time of say 1 year to allow local people to get on the list?
The availability of homes will be well advertised in plenty of time before they are built and completed, which should encourage people to joint the Home Point waiting list promptly.

If the scheme is for Affordable Housing only, what safeguards are there to be, to stop the property eventually going on to the open market?
Rural Except sites such as here are always capped at a maximum ownership of 80%, therefore no-one can every fully own these homes, and they will always remain available as affordable homes and can’t go on the open market. Of course, once an owner with a share decides to move away, then they would benefit on moving, from the market increase in their share. Natural profit is allowed. But, property values can crash also in a time of recession, however property is generally expected to appreciate in value.

HH

B46. Minutes of last Meeting & Matters Arising – 18th June, 2008

One matter arising: Clerk was asked to insert at the end of ‘Guest Speaker’ text, that a request had recently been received from the School Headteacher requesting that two temporary ‘Children’ warning signs be erected whilst the other agreed proposals were followed up.

The Minutes would be amended accordingly, then signed as a true record.

B47. Financial Report (Clerk)

Reconciliation of bank accounts has taken place.
A handout of expenditure for the 1st quarter year had been provided to all councillors.

Balances at end June 2008:

Current Account:	£9,921.49
Tracker Account:	£5,817.80
Post Office Savings Account:	£10,949.04

Receipts since last meeting:

Nil

Payments made since last meeting:

Land Registry Telford :- new attempt at V.G. Registration	£30.00	S137
Toilet Consumables	£79.52	

Further Requests for Payment:

Annual Rospa inspection of the playground	£51.96	
Donation - Museum on the Move exhibition at the Show	£15.00	S137
Millennium Meadow Mowing - June	£47.00	
Invoice for magazine printing July/Aug GW	£150.00	S137
Repair of Old Bench on Village Green	£35.00	S137
Strim M. Meadow and Trim Hedge	£45.00	
Hall Hire for meetings	£75.00	
Public Toilet Cleaning + Bin emptying – July	£211.50	

All above transactions were agreed by all.

Planning Matters – No Planning Applications for consideration this evening

NOW AVAILABLE – POLYTUNNELS SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Can be downloaded from: www.herefordshire.gov.uk/ldf

B48. Planning Application recently Granted:

DCNW2008/1227/F The Old Smithy, Weston, Pembridge
Proposed single storey extension

Certificate of lawfulness Granted:

DCNW2008/1248/U **The Granary, Weston Court, Weston, Pembridge**
Certificate of lawfulness for conversion of Granary Barn to dwelling house and use of it and it's curtilage as a single dwelling house.

Planning Application recently Withdrawn:

DCNW2008/0692/N **Litfield House, Lyonshall, Kington**
Erection of building to be used as an animal incinerator, transfer and storage of clinical waste and waste photographic fixer and developer

Application Refused:

DCNW2008/1204/L **Upper Broxwood Farm, Broxwood, Leominster**
Addition of solar water heating collectors

Reason: *The proposed development is considered to be harmful to the special character and appearance of the Grade 2 Listed Building contrary to criteria 1 and 2 of Policy HBA1 of the Herefordshire Unitary Development Plan 2007.*

Barn 1 - Weston Court Farm, Weston, Pembridge

Discussion took place as to aspects of this application which had temporarily caused concern, but that these concerns have now been monitored by planning enforcement officers.

Meeting Closed for the next two items

B49. Parishioners Questions

None

B50. Ward Councillor's Report (Cllr. R. Phillips)

No report available.

Meeting Reopened

B51. Parish Website Availability – (Cllr. R. Pierce)

After some initial difficulties, the site can now be 'searched for' successfully. It is simple and clear to read. It has been made carefully accessible to individuals with sight limitations.

There has been a request as to whether an on-line forum could be introduced. After discussion it was decided that this would not be appropriate, and that it could lead to frivolous questioning. It was felt that individuals could attend Parish Council meetings, where there is always the opportunity to ask any relevant questions for consideration by all the councillors together.

There has also been an enquiry as to whether another local parish's event information could be advertised in this parish's magazine. This topic will be further discussed at the next meeting in September (there being no meeting scheduled for August).

B52. Village Green Report – (Cllr. K. Myers – VG Project Update)

The Parish Council's most recent application to the Kingspan Trust for funding for the more permanent village green car parking area improvement, which had received a partial offer only, was declined by the Parish Council and the Clerk has written confirming this to Kingspan.

The ongoing successful Kingspan Trust funded project to redevelop part of the village green is almost at its final preparatory report stage, having had the flora and fauna monitored by a consultant over the last few months. That report will be considered by the Village Green Working Group next week, and the findings will be reported back to the Parish Council in August for all the councillors to consider the proposed works. Meeting to be arranged.

HH/ALL

A suggestion to visually improve the existing car parking area by the addition of a soil surfacing and then grass seeding, to allow a final finished green effect which would lend itself more environmentally with the v. green is still being considered. The possibility of astro-turfing it was mentioned, but it was uncertain as to whether this would be successful. This will be considered again at the next meeting, as nothing can be done until the Autumn.

LEGAL TITLE TO THE VILLAGE GREEN HAS JUST BEEN ACHIEVED BY PEMBRIDGE PARISH COUNCIL, ON IT'S SUBSEQUENT APPLICATION TO TELFORD LAND REGISTRY.

All that remains to be carried out is the updating of the list of properties/residents who currently hold rights on the Village Green. This will be followed up shortly by the Clerk.

HH

The Clerk was requested to contact the local solicitor with whom the Parish Council tried to obtain Title, but which was unsuccessful, to request a review of their costs.

HH

B53. Millennium Meadow Development Group Report – linked to the Amenity Trust

Cllr. Mrs. Mifflin explained that a follow up meeting of the Group had been held, at which the various officers were selected and are now in place.

Some of the ideas which will be looked into are:

Zip Wires and other play items for older children,

A Shelter for the Youth - - local companies may be approached to enquire whether they may like to build something suitable.

ACTION

A Public Bonfire Night Party – Clerk will check on insurance and legal safety requirements.

Clerk mentioned that the trees around the entrance to the Meadow off the car park are now cutting out the light and causing moss to grow on the entrance path to the playground, which could be dangerous. Perhaps the Amenity Trust could consider getting them trimmed back.

GE/JM

B54. Parish Matters Arising/Correspondence for action

a) Repairs to Bridleway DW23. This matter will be taken up with the Public Rights of Way officer at H. Council and discussed further at the September meeting.

KM

b) Christmas Fair/Switch on of Christmas Tree Lights. Hopefully a date for this can be set by September so that it can be advertised in the next magazine Sep/Oct (as there is no meeting in August). Cllr. Mifflin will obtain costs for Christmas Trees for approval.

JM

Further planning can then take place in September and onwards. School usually has a fair on the last Saturday of November.

c) Other potholes in Luntley area which have been reported will be repaired in July.

d) Following the recent talk by Ray Wallace from Highways (Lead Engineer), the Clerk has written to that team outlining the Parish's requests for traffic calming measures to be introduced. It is important that the Parish Council and School work closely together on this, to ensure the safety of all children travelling to and from school, as well as that of all local residents. A response is awaited from the Highways Team.

HH

e) Next **PACT** meetings: Wed 30th July – Lady Hawkins Leisure Centre, Kington 7pm & Wed. 6th August - The Forbury Chapel, Church Street, Leominster 7pm

f) Bell Tower Clock has had problems with the winding gear – J.B. Joyce Co. has been called to repair it – Wed. 23rd July.

g) Re Proposed Conservation Boundary changes - Clerk has submitted the parish's views by letter, and 1 other letter received from local resident – this will be copied to all councillors and considered at the next meeting.

HH

h) Shobdon Airfield Noise Abatement Group would be prepared to know of any Pembridge events, so they can avoid any clash of events at the airfield. Contact there is Matthew Stocker – Airfield Manager:

matthew@aeroclub.co.uk Noted - It was proposed that this contact should be placed on the website.

B55. Next Meeting: NO MEETING IN AUGUST

Wednesday 17th September 2008 at 7.15 pm in the Parish Hall
(Unless there is a need for a Planning get-together beforehand)

Meeting ended at 9.50 pm