

PIXLEY & DISTRICT PARISH COUNCIL

**Minutes of the Parish Council Meeting
Held at Putley Parish Hall
On Monday 31st January 2022**

Chairman	M Tristram	
Councillors	K Bray	L Clothier
	P Hawker	A Mawby
	A Riga	S Swaithe
	E Thompson	
Also Present	D Baldwin	Clerk to the Council
Public	11 members of the public	

63. Apologies for absence – Apologies were received and accepted for Councillor A Lester. It was also noted that Councillor M Thwaite`s had resigned as a Councillor on Pixley & District Parish Council

64 To receive Declarations of Interest

A dis-closable Declaration of Interest was received from Councillor A Mawby for Item 5c on the agenda. Personal Declarations of Interest were also received from Councillors P Hawker and A Riga for item 5f on the agenda. Councillor E Thompson also Declared an Interest to all planning items on the agenda, 5a- 5g.

At this point in the meeting Councillor M Tristram resigned as Chairman and Councillor of Pixley Parish Council and took a seat amongst the public. Councillor A Mawby was voted in and took the chair

65. Public Participation

Planning Applications

Application 214489, Chadney Bungalow.

Local residents expressed their concerns over Planning Application 214489, Chadney Bungalow. They felt that two houses on such a small plot could not meet the requirements for sewage and drainage, access problems increasing the risk of accidents with poor visibility onto the main road, lack of privacy for the resident of the bungalow blocking out light and building on a green space.

Application 214391 The Smithy

There is a covenant on this application that is in discussion with the relevant parties. Local residents have concerns over, old sewage system that is showing signs of overload, the blocking of light from the adjacent properties, lack of privacy, listed building. The applicant spoke on the adjustments he had carried out to the plans to try and alleviate these issues and prevent the property being used as a holiday let. He also planned to use local builders and suppliers.

66. Minutes

The minutes of the Parish Council meeting held on the 29th November 2021, were approved as a correct record of that meeting and signed by the Chairman.

67. Planning

67.1 Planning Applications

- | | |
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| a) Site
Description

213123 | Land off Roman Road, Newbridge, Aylton. HR8 2QG
Use of land for the stationing of 14 static caravans for holiday occupation and associated access modification
Object for reasons outlined in ENCL 1 |
| b) Site
Description

214489 | Land south of Chadney Bungalow, Aylton
Outline planning permission for 2 no. new 4 bedroom two-storey detached houses, with associated access and parking
Recommend Refusal as this application does not comply with Policy RA3 of the local plan nor the Pixley & District NDP. In addition are the access issues onto a busy road with poor visibility |

A Mawby left the room for Item 5c, The Smithy 214391. The chair was taken by Councillor L Clothier for this item only.

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| c) Site
Description

214391 | The Smithy, Aylton, HR8 2QE
Two storey extension perpendicular to current home, access to the property to be relocated to extension
Object to this application pending amendments to the existing application and a legal solution can be reached by the interested parties. |
| d) Site
Description

214584 | 1 Poolend Courtyard, Pixley HR8 2RB
Proposed removal of domestic style porch canopy, 2no. timber garden sheds, removal of mixed timber fence panels and Leylandii hedge. New proposed garden studio, new acoustic fence and hedgerow, new stone and brick boundary walling and a new laundry structure. 2no new conservation roof lights fitted between the rafters.
No objections |
| e) Site
Description

214604 | Railway Cottage, Munsley, HR8 2SG
Proposed demolition of conservatory, store room, porch and erection of two storey rear extension and new porch.
No Objections |
| f) Site
Description

212914 | The Dragon House, Putley, HR8 2RG
Farm diversification project change of use to a mixed use: agriculture and tourist accommodation (siting of 4 yurts and provision of camping pitches), alterations to existing outbuilding to form washroom, together with ancillary works.
Object to this application for the reasons, and in support of, as outlined Putley Parish Council`s comments ENCL 2 |

g) Site	Alpha Grange, Merrivale Farm, Eastwood, Tarrington, HR8 2RN
Description	Proposed two bedroomed dwelling to replace an existing mobile home and lean-to used to support a rural enterprise
214522	No Objections as long as this complies with the Tarrington NDP

67.2 Planning Decisions: None received

68. Highways/ Footpaths

68.1 Councillor E Thompson highlighted the Accident Black Spot 600m west of the Trumpet Crossroads on the A438. He believes a localised flooding problem may contribute to this problem.

RESOLUTION: That the accident black spot be noted and the flooding issue be reported to Balfour Beatty

68.2 Pixley & District Footpath Officer

The resignation of the two local footpath volunteers was noted, but they had produced a report for this meeting highlighting issues with Footpaths MM16/MM15a and AL1.

RESOLUTION: That the issues raised in the report be reported to Balfour Beatty and that resignation of the two local residents as Footpath officers be noted.

69. Financial Report

69.1 Financial Report

Councillors considered the summary of receipts and payment to the 31st December 2021.

RESOLUTION: That the summary of Receipts and Payments be accepted and signed.

69.2 Bank Reconciliation

The Clerk presented the Bank reconciliation for the period to 31st December 2021 showing a bank balance of £14,057.15

69.3 Invoices for payment

Councillors considered the payment of the invoices for:

Staff Salaries	January	£292.01
Staff Salaries	February	TBC
Clerk Expenses		£75.00

RESOLUTION: That the list of invoices for payment be approved

70. Aylton Green

Councillor Riga requested that the Council look at the ownership of the Aylton Green triangle and any possible contribution towards the upkeep from the Parish Council. It was felt that the ownership of the land should be established first before any decisions could be taken.

RESOLUTION: That an enquire to the Land Registry to sent to establish the ownership of the site.

71. Community Assets

Councillor Hawker asked that this item be looked at any possible Community Assets within the Parish. The Clerk explained that a community asset is a building or other land which is an asset of community value if its main use has recently been or is presently used to further the social wellbeing or social interests of the local community and could do so in the future. For example, a Public House that could potentially apply for change of use to a private dwelling, therefore, the parish would lose its community asset. If a Community Asset is registered then that allows the Local community time to purchase the asset if it in danger of being lost to the community. A suggestion for a possible asset was the Old Pickling Plant.

RESOLUTION: That the possibility of any Community assets be noted.

72. Ashperton Railway Bridge

Councillors reported that no information was found for the Network Rail proposal in 2018 to 2019 of strengthening and waterproofing of Ashperton Railway Bridge. With no new information received it was decided that this item be removed from the agenda.

RESOLUTION: That with no update on the current proposals for Ashperton Bridge that this item be removed from the agenda.

73. Chairman's Report

Councillor M Tristram before his resignation, had informed the Council that he attended Much Marcle Parish Councils last meeting and had been very impressed with the efficiency and effectiveness of their business. Much Marcle use a number of working groups to gather information between meetings and report back with recommendations to the next full council meeting for approval. He felt that this way the full council meetings are better prepared and ran more efficiently.

74. Parish Council Vacancies

It was noted that Councillors L Clothier and Ken Bray resigned as members of Pixley & District Parish Council at the end of this meeting.

RESOLUTION: That the Clerk be instructed to report the resignations to the Elections Office at Herefordshire Council.

A vote of thanks was given to Councillor Mark Tristram for all his hard work and dedication during his term as the Chairman and as a member of the Parish Council

75. Matters to be raised for the next meeting

Parish Council Vacancies, Meeting Venue, Aylton Green.

80. Date of the next meeting

The next meeting is currently scheduled for the 28th March 2022.

Meeting closed at 8.50pm.

Signed _____

Date _____

Chairman