

CRADLEY PARISH COUNCIL PLANNING MINUTES

MINUTES of a meeting of the Planning Committee held on Tuesday 17th May 2011 in Cradley Village Hall at 7pm.

PRESENT – M. Allfrey, K. Nason, E. Moseley, F. Beard, A. Eldridge and Architect Nigel Teale and his son.

CHAIRMAN – On a proposal by K. Nason, seconded by E. Moseley and carried, M. Allfrey was elected to Chair the meeting.

APOLOGIES for inability to attend the meeting were received and approved from R. Diamond, T.Lloyd-Jones and C. Lowder.

MINUTES – The Minutes of the Meeting held on 12th April 2011 were taken as read, approved and signed by the Chairman.

DECLARATIONS OF INTEREST in items on the Agenda – none received.

The following applications had been received for consideration

Mallins Croft, Batchcombe Lane, WR13 5ER – proposed rear conservatory – ***no objections raised.***

Land adjoining Dragonwych, Bosbury Road, WR13 5LT – demolition of existing property and construction of five new dwellings – Nigel Teale reported that he had held a meeting on site with Roland Close from Herefordshire Planning and the adjoining neighbours, as a result of which the position of one of the proposed houses had been adjusted. He discussed with Councillors their drainage concerns and the proposed visibility splay and advised that the rain water harvesting provided for a tank in the grounds for each property plus a soakaway, with sewerage into the main road system. He also advised that a twelve month approval had been sought (not three years) to avoid a Section 106 agreement, and that once planning permission had been obtained the site will be put on the market. **N. Teale and his son left the meeting.**

Discussion took place, and it was agreed the Council respond “No objections to the development – we do however continue to have major concerns about the drainage and request that everything possible be done to prevent the drainage problems at Sandy Lane being exacerbated by the proposed development. The Parish Council also request that the visibility splay onto the main road through Cradley is made as large as possible and that this condition **MUST** be enforced during the development of the site. Finally when, and if the site is likely to be sold off, we would ask that any future changes to the permission must be submitted to the Parish Council for their comments”.

The Chairman reported on advices received from Herefordshire Council including the approval of the application for The Old Hop Barn and advised that a condition had been added that "it should not be used as a separate dwellinghouse".

There being no further business the Chairman declared the meeting closed at 8pm.

Rosemary Diamond

7th June 2011

Signed..... Dated.....

Chairman.