

MARDEN PARISH COUNCIL

29 March at 19.00 – Local Residents Open Session (not part of the meeting) – As per Standing Orders – At the Chairman’s discretion, up to 10 mins will be allocated for the public to make representations, ask questions & give evidence in respect of any item on the agenda. Maximum of 2 mins per person per item is allowed. Item is not for comment on parish council discussions or decisions. Names will not be minuted and every effort will be made to keep personally identifiable data to a minimum, in compliance with GDPR and data protection. Bullet points on the topics raised are noted below to allow the council to address items either as part of appropriate agenda items or by adding to the agenda for a subsequent meeting:

- Comments made re 3.2 and 3.3, tradesmen employed are local which benefits local economy and environment
- Ward Cllr in attendance, not commenting.

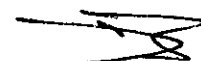
Minutes of the meeting of the Parish Council held on

Monday 29 March 2021 immediately following the Local Residents Session at 19.00 by Zoom

Present: Cllrs David Bennett (Chair), Kate Ryan (part), Richard Paske, Lesley Hayward, Rod Lees and Mike Blake.

In Attendance: Ward Cllr Kema Guthrie; Parish Clerk Alison Sutton; and 2 members of the public.

1. **Apologies for absence** – Cllrs Patrick Meredith and Paula Barrett.
2. **Declarations of interest and written applications for dispensation** – None declared.
3. **Planning Applications** – To comment on applications to be determined by Herefordshire Council
 - 3.1. To note P204269/F, Venns Green Farm, Sutton St Nicholas – Variation of condition 2 following grant of planning permission. (161466 / 161467 Conversion of redundant agricultural buildings to 3 dwellings and improvements to junction between Venns Lane and the C1125) – To improve the light and working layout of the building – Defer to next agenda.
 - 3.2. P210629/F, Land adjacent The Frankland, Burmarsh, HR1 3BN – Proposed erection of two 3-bed dwellings with associated access, landscaping and drainage – RESOLVED by majority (4 for resolution, 1 against, 1 abstention) to object on the following grounds: recognise that made NDP housing supply policies M1 and M2 are out-of-date, however Neighbourhood Planning confirmed that all other policies are part of Local Plan and carry full weight; recognise that M2 out-of-date, but site is outside settlement boundary for M2 in both made and revised NDP; does not conform to made M3, particularly M3(d) and (e), historic pattern not respected, moving development from 2 small clusters to ribbon development, design inappropriate in relation to neighbouring small terraced houses and also non-conformity with Core Strategy RA2; although this builder provides good quality houses using local tradesmen, application does not conform to made M10 as changes landscape character, nor to criteria of Core Strategy RA3 for development in open countryside; additional vehicles accessing narrow road and then C1125 at dangerous bend, does not conform to made M3(a); site breaches local wishes of parishioners regarding settlement boundary in both made and revised NDPs.
 - 3.3. P210135/F, Land adjacent to The Old Council Houses, Burmarsh – Proposed erection of 3-bed dwelling with detached garage – Amended plans – RESOLVED by majority (5 for resolution, 1 abstention) to continue to object to application as previously on following grounds: recognise that made NDP housing supply policies M1 and M2 are out-of-date, however Neighbourhood Planning confirmed that all other policies are part of Local Plan and carry full weight; recognise that M2 out-of-date, but site is outside settlement boundary for M2 in both made and revised NDP; does not conform to made M3, particularly M3(d) and (e), historic pattern not respected, moving development from 2 small clusters to ribbon development, design inappropriate in relation to neighbouring small terraced houses and also non-conformity with Core Strategy RA2; although this builder provides good quality houses using local tradesmen, application does not



conform to made M10 as changes landscape character, nor to criteria of Core Strategy RA3 for development in open countryside; additional vehicles accessing narrow road and then C1125 at dangerous bend, does not conform to made M3(a); site breaches local wishes of parishioners regarding settlement boundary in both made and revised NDPs; parish has significantly more commitments and allocation than minimum required by Core Strategy, approval would change character of settlement and parish.

4. Matters for next agenda or for Clerk's action under delegated authority

Next agenda:

- Personal alarms
- Management of meetings after 7 May
- As above.

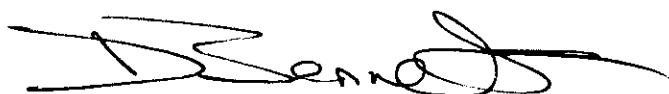
Clerk's action:

- As above.

5. Date of next meeting – 12 April 2021 at 19.00 by Zoom.

This meeting was declared closed at 19.35.

SIGNED:



Marden Chair

DATE: 22/4/21