

MATHON PARISH COUNCIL

Minutes of the VIRTUAL (via Zoom) PARISH COUNCIL PLANNING MEETING held on Wednesday 29th July 2020 at 7.00 pm

Present:- Cllr S Harte, Cllr N Walker, Cllr M Malsbury, Cllr P Davies

Apologies - Cllr C Green, Cllr K Perkins

Declaration of any Disclosable Pecuniary Interest (DPI) or other Disclosable Interests falling within the terms of para 12(4)(b) of the Code of Conduct. – None declared.

No requests had been received by the Clerk for any Dispensations relating to items on the Agenda (Sec 33 of the Localism Act 2011)

PUBLIC QUESTION TIME - no questions raised

33/20 PLANNING

The Council considered the following planning applications :-

(a) App No 201892
Site: Church Farm, Mathon WR13 5PW
Description: Proposed change of use from grass field into residential garden. Erecting summerhouse, laying decking and patio.
Grid Ref: OS 373364,245747
App Type: Planning Permission

The Council discussed this application and the Clerk was asked to send the following comments to Herefordshire Council Planning :-

Mathon Parish Council has no objections to this Application, but notes the objection of PROW re MA11 footpath which runs across this site.

(b) App No 201888
Site: Rook Row Farm, Mathon, WR13 5PR
Description: Extension to the existing packing area and proposed new fridge area
Grid Ref: OS 372543,245570
App Type: Planning Permission

The Council discussed this application and the Clerk was asked to send the following comments to Herefordshire Council Planning:-

Mathon Parish Council held a virtual zoom Planning Meeting on Wednesday 29th July at 7.00 pm to discuss the above planning application. A large number of local residents had been in touch with the Council prior to the meeting, and their concerns are as follows :-

1. *Traffic volume - an increase in the already large volume of traffic using a narrow country lane which will arise as a consequence of increased personnel and production levels at Rook Row Farm. The lane is a single carriageway with poor sightlines and a very limited number of pull in areas. The road is signed as "Unsuitable for Heavy Goods Vehicles" but 5 axle, circa 40 tonne HGV's have been using the lane on a regular basis. These vehicles have*

triple axle trailers and occupy the full width of the tarmac surface. These problems will be compounded by the increase of many other smaller, but still sizeable delivery lorries i.e. in excess of 7.5 tonnes, plus tractors, minibuses and vans which regularly travel to and from Rook Row Farm.

2. Access in and out of the junction onto the B4220 - Due to the length of the lorries/trailers, drivers have to turn slowly across both lanes of the B4220 when going in or out of the lane. This is a difficult manoeuvre to make, with the added danger of other vehicles travelling at speed from Cradley around the bend on the B4220 which is in close proximity to the junction. It is an accident waiting to happen.

3. Condition of the road – the lane is permanently pot holed, with severe damage to the tarmac road surface caused by the tight turning areas, especially into Rook Row Farm. Damage is also caused to grass verges by vehicles attempting to manoeuvre out of the way of these huge lorries.

4. Safety issues - there are already obvious safety issues for car drivers, pedestrians, cyclists and especially horse riders as the lorries take up the whole of the narrow lane, which would be exacerbated by any further expansion.

5. The application is for development within Class B8 of the Town & Country Planning (Use Classes) Order. This is use for warehouse/storage and distribution (not agricultural use within permitted development rights as in the past) which would allow a switch to other light industrial use in the future without the need for planning permission.

The Parish Council understands that the Highways Authority has been consulted on this application and will be involved in a site visit/assessment, and trust it will take into account the above concerns. The Parish Council noted that residents were less concerned about the extension and its design, but were very concerned about the impact of the increased activity resulting from it.

43/20 NON PLANNING ITEM - Mathon PC website – public accessibility requirements/ regulations

In view of the tight deadline for compliance (23rd September 2020), the Chairman and Clerk outlined a number of options put forward by Rotary Print to audit the website for compliance. The Council agreed to go ahead with Option (1) at this stage - £285.00 plus VAT. Proposed by Cllr N Walker and seconded by Cllr S Harte.

..... Chairman

Date