

**Minutes of the Annual Meeting of Cusop Parish Council  
held in Cusop Village Hall on 20 July 2022**

Present: M Hainge(MH) (Chairman), D Evans(DE), I Jardin(IJ), J Wesley(JW) and J Whittall (JW).

In attendance: A Green (Clerk) (AG). Three members of the public.

**1. Apologies for absence:**

P Gilbert(PG), J Rouse (SNT Golden Valley)

**2. Disclosures of Interest and Dispensations:**

None

**3. Minutes.**

Resolved: that the minutes of the meeting held on 15 June 2022 be approved as a correct record, with 1 minor amendment, and be signed by the chairman.

Action: AG/MH

**4. Public Participation Session:**

Two members of the public were in attendance to raise concerns in relation to the planning application: land adjacent to Blenheim House, Church Road, Cusop Dingle, Hereford, HR3 5RF.

Comment was made that the application was not materially different to the previous iteration and in breach of the settlement boundary set out in the Neighbourhood Plan.

It was agreed to continue discussion under agenda point 5

**5. Planning Applications:**

a) **APPLICATION NO & SITE**

Planning Consultation - 221960 - Land adjacent to Blenheim House, Church Road, Cusop Dingle, Hereford, HR3 5RF

DESCRIPTION: Proposed change of use of parcel of land into 2 dwellings (C3) with associated parking and turning areas

All councillors agreed with the concerns raised by the members of the public. In addition JW commented that the proposed dwellings were too big, there was insufficient turning space, allowed access to the field behind, potentially allowing for further development in the future and impacted on a length of historic hedging.

MH stated that the proposal breaches the NDP which allows for no more than 3 bedrooms in a proposed development therefore it was resolved that the Council would object on the following grounds:

1. It unnecessarily breaches the settlement boundary, contrary to Cusop NDP Policy 1, and the internal road layout is obviously designed to facilitate later expansion beyond the boundary into the field to the east also owned by the applicant.
2. In doing so it would destroy a length of hedge which is part of an historic field boundary shown on early maps of Cusop. It could also destroy a length of roadside hedge which contributes to the character of the immediate area.
4. Unit 1 is for 4 bedrooms and unit 2 for 5/6 bedrooms (including the proposed 'home/office' and 'utility' rooms), contrary to Cusop NDP Policy 4.
5. The scheme would generate more traffic at a congested point on a narrow road close to a crossroads. The extent of the splays and the loss of roadside hedge are not clear from the drawings.
6. The buildings are too tall and bulky for the location. The steep-pitched slate roofs with an odd mix of hipped and gabled ends are especially obtrusive.
7. The site could easily accommodate one or two small dwellings without breaching the settlement boundary.

IJ agreed to forward AG copy of the agreed objection for submission.

Action: IJ/AG

b) **21/20096/FUL Land Adjacent to Lower House, known As Lower House Farm Hay-On-Wye, HR3 5RQ.**

DESCRIPTION: Application for a Rural Enterprise Dwelling.

IJ commented that the revised application had slightly reduced the size of the dwelling but was still in excess of that required to be an agricultural worker's dwelling.

The justification for the dwelling within the new business proposal included a proposed increase in the number of beef cattle on the land. This was agreed by all councillors to be wholly unacceptable due to the proximity to other residents and the increased 'run off' this would produce would threaten the environment of both Dulas Brook and The River Wye. It was resolved that the Council would object on the following grounds:

1. The objections noted in Minutes August 2021
2. That the dwelling design has been slightly reduced by the omission of one bedroom, but considers it is still larger than required by the realistic income and needs of an agricultural worker. The building still includes a gratuitous lower floor which could be used for additional living space and which conveniently facilitates an upper storey with highly marketable views over the Wye Valley.
3. That the applicants have replaced the original independent appraisal with a 'planning statement' written by a consultant who has been employed by the applicants for six years and who has been "instructed to prepare a statement demonstrating the