

**Minutes of a Meeting of Cusop Parish Council
held in Cusop Village Hall on 18th August 2021**

Present: Councillors I Jardin (Chairman), Cllrs M Hainge and P Gilbert.

In attendance: J Stannard (Clerk), Ward Cllr Jennie Hewitt for items 6 -10.

1. **Apologies** for absence. Cllrs D Evans, J Whittall and J Wesley.
2. **Disclosures** of Interests and Dispensations. Cllr Gilbert declared a non-disclosable interest in item 5 owing to business dealings with applicant.
3. **Minutes.** Resolved: that the minutes of the meeting held on 21st July, 2021 be approved as a correct record and be signed by the chairman, subject to the replacement of Cllr Whittall's name with that of Cllr Evans in item 9, and the insertion of "Cllr Whittall" in place of "she also" in item 9.
4. **Public participation session.** No members of the public were present.
5. **Planning Applications.** To comment on a planning application for determination by Brecon Beacons National Park Authority.

21/20096/FUL Land Adjacent to Lower House, known As Lower House Farm Hay-On-Wye, HR3 5RQ. Application for a Rural Enterprise Dwelling.

Resolved: that the Parish Council objects to this application because:

(a) The site is in open countryside well away from the "settlement pattern" of Hay or Cusop. The development would have a negative impact on views, especially from the direction of Cusop, on the experience of users of the adjoining stretch of the Offa's Dyke Path which is very popular with both residents and visitors, and, if it makes possible the intensification of livestock operations, on the wellbeing of residents who live close by,

(b) The applicant's own appraisal is inadequate, in particular failing to explain when and why a dwelling became essential at Lower House, given that the applicant has farmed the holding for over forty years without one. It is essential that the Park Authority carries out a thorough independent assessment which should include investigation, as required by TAN6 paragraph 4.11.2, of when Lower House's original farmhouse was disposed of and by whom.

(c) The applicant's 130 acres at Lower House are freehold, but all the rest of the 1300-acre enterprise is tenanted in various ways, so it could be dissolved at any time. The only reliable basis for appraisal is the Lower House holding in its own right and it is questionable whether this is a viable agricultural unit,

(d) the proposed dwelling is far larger than required by the realistic income and needs of an agricultural worker. The requirement could perfectly well be met by a simple single-storey design. The inclusion of a gratuitous lower storey with over 60 square metres of "storage" and "utility" space, and first-floor picture windows and external terrace with convenient views over the Wye Valley suggest a design aimed at the upper end of the housing market,

(e) the proposed design, materials and colours are oppressive and would not blend in with the surrounding landscape. In particular the skyline impact of the roof is too dark, too complicated and taller than it need be because of the two-storey design.

(f) because of the sensitivity of the site, if the Park Authority is minded to grant consent, the proposed curtilage should be restricted to the boundary shown on the Proposed Site Plan, permitted development rights should be withdrawn as provided for in TAN6 paragraph 4.10.3, and an external lighting scheme should be agreed.

Proposed: Cllr Jardin. Seconded: Cllr Hainge. Vote: Two in favour, one abstention. Carried.

6. Cusop Speed Awareness Group. Cllr Whittall had provided a written report on local roads and speeding:

The plant overgrowth at the end of Nantyglassdwr Lane had been totally removed, improving visibility for traffic emerging from the lane. Parked vehicles on the corner were still an issue.

A deep pothole by The Kingfisher had been filled, although others on the road were not.

No date had been set for the promised meeting between Cusop Speed Awareness Group and Clive Hall and John Harrington from Herefordshire Council. Cllr Whittall and Nick Blayney were preparing a PowerPoint presentation ready for the site meeting, and would share them with Cusop PC.

7. Approval of quarterly accounts. The accounts were noted.

8. Councillors' reports. Ward Cllr Hewitt reported on the planning meeting she had attended concerning intensive poultry units.

Cllr Hainge reported on positive comments on the recent bench repairs.

Cllr Jardin would be attending the upcoming Remembrance service in Hay.

He also asked the clerk to look into the replacement of the very yellow plastic on the Dingle noticeboard, and repairs to its woodwork.

9. Clerk's report. The Clerk reported that site visits had taken place with the playing field equipment suppliers, and they would be updating their quotations for the works.

A replacement laptop had been ordered.

10. Date of next meeting. The next meeting was set for 7pm on Wednesday 15th September, 2021.

There being no further business, the meeting ended at 8.15 pm.

Signed.....