

SUBJECT TO APPROVAL  
**Minutes of a Meeting of Cusop Parish Council  
held remotely via Zoom 21<sup>st</sup> October 2020**

**Present:** Councillors J Wesley (Chairman), M Hainge, D Evans, P Gilbert, I Jardin, and A Matthews.

**In attendance:** Ward Cllr Hewitt, Jane Stannard, Clerk, and one member of the public.

**1. Apologies for absence.** None.

**2. Disclosures of Interest and Dispensations.** Cllr Wesley disclosed an interest in item 5.

**3. Minutes. Resolved:** that the minutes of the meeting held on 19<sup>th</sup> August 2020 be approved as a correct record and be signed by the chairman at a later date.

**4. Public participation session.** A member of the public asked for information regarding the planning application for the land adjacent to Dan Y Garth. He commented on building works taking place at 2, Grove Cottages prior to planning permission being granted (see Item 5).

**5. Planning Applications.**

**P202887/FH.** 2, Grove Cottages, HR3 5RA. Proposed two-storey extension with a flat roof (part retrospective). Resolved: that the Council has no objection to this application. Proposed Cllr Wesley, seconded Cllr Matthews. For, 5. Against, 0. Cllr Evans did not vote.

At this point Cllr Wesley left the meeting and Cllr Hainge took the chair.

**P202899/O.** Land adj. Danygarth, HR3 5QX. Outline application for four new dwellings.  
**RESOLVED:** that the Parish Council objects to this application because:

- a. The site is well suited to residential use, being within the settlement boundary, close to a bus stop and the village hall, and within walking distance of Hay town centre, so its development should be carefully planned to achieve the optimum benefit to the community. The current application does not do this.
- b. The parish needs a greater number of smaller, preferably affordable, dwellings, not the large detached 4-bedroom units being proposed: all units should be of 3 or fewer bedrooms, as required by NDP Policy 4.
- c. The proposed density is too low and wastes the site's potential: applying the minimum density of Core Strategy Policy SS2, the 0.3 hectare area shown for development should generate at least 9 dwellings. There is a neighbourhood precedent for such higher-density housing at Victoria and Coronation Terraces.
- d. The proposal develops only part of the site, excluding 0.2 hectares to the south and west, although it is clear from the access road layout that the applicant wants to keep open the possibility of developing this land at a later date. This has a critical impact on the assessment of housing numbers, density and affordability and on highway access requirements. If the whole site were developed at the minimum SS2 density it could generate at least 15 dwellings, including 6 affordable units. Any proposal should therefore be based on the development of the whole site.
- e. It is essential that traffic calming measures such as speed cushions form part of the scheme. According to the speed survey, over 40% of eastbound traffic on the B4348 exceeds 30mph, so it is questionable whether the proposed 70-metre splays alone are safe, even for a partial

## SUBJECT TO APPROVAL

development. By ensuring that all traffic stays within the limit, traffic calming should make it possible to go ahead with even full development of the site. The measures are needed in any event because all Cusop residents south of the B4348 have to cross this road to reach the bus stop and village hall or to walk into Hay. Proposed: Ian Jardin. Seconded: Alison Matthews. Carried unanimously.

Cllr Wesley returned to the meeting and re-took the chair

**6. Lengthsman/Parish Contractor.** The Clerk confirmed that the contractor would soon be starting work.

**7. Newport Street signage.** No answer had been received from Hereford Council regarding access to S106 monies for traffic-calming measures in Newport Street, and it was still unclear whether the allocation of these monies was ring-fenced. The absence of Herefordshire Council's Planning Obligations Officer on sick leave had made it difficult to obtain answers to these questions. Ward Councillor Hewitt agreed to pursue the matter on behalf of CPC.

**8. Finance.** The Financial Summary and Bank Reconciliation for the six months to 30th September 2020 were noted.

**9. Councillors' reports.** Cllr. Wesley told the meeting that a parishioner was unhappy about cars parking on the double yellow lines by the bus stop. He said that the Knife Angel sculpture was coming to Hereford, and suggested that a financial contribution from the parish be considered at the next meeting of the council. He asked the clerk to contact Hay Town Council about arrangements for the Remembrance Day Service. Cllr Wesley told the meeting that a footbridge was missing at Pentre Higgin farm, and invited the clerk to ascertain who would be responsible for its replacement. A stile on the path towards Mousecastle needed to be repaired. The clerk was asked to find out the significance of the parking restriction No. 103 on the Dingle.

Cllr Matthews pointed out that a stile by the churchyard was in need of attention. She also told the meeting that a parishioner had asked about the expenditure of S106 monies on the playground.

Cllr Jardin expressed concern at the continued presence of the shepherd's hut on the field opposite The Orchard, as the land was not currently being grazed. The clerk was asked to contact the Planning Department to clarify the situation.

**10. Clerk's report.** The report was noted.

**11. Date of next meeting.**

The date of the next meeting was set for November 18<sup>th</sup> 2020.

A resolution was passed to exclude the public from the following confidential item:

**12. Employment matters.**

**Resolved:** To award the Clerk a pay increase to level SCP 10. Proposed: Cllr Wesley. Seconded: Cllr Matthews. Carried unanimously.

There being no further business, the meeting closed at 20.50 p.m.

Signed.....