

# MINUTES

## HUNTLEY PARISH COUNCIL

MINUTES OF THE ADDITIONAL ORDINARY MEETING OF THE PARISH COUNCIL HELD AT THE FUNCTION ROOM, RED LION PUBLIC HOUSE, NORTH ROAD, HUNTLEY ON MONDAY 7<sup>th</sup> AUGUST 2023 at 7.30pm

(The function room remained bolted immediately prior to and for the duration of the meeting. No direct access to functioning licenced premises was permitted)

**Attendees:** Councillors: J. Green (Chairman), I. Walker, J. Croxall, M. Evans & R. Watkins.

**Present:** Mr L Williams (Clerk), and five members of the public (MoP). The meeting started at 7.30pm.

1. **MEMBERS' INTERESTS RELATING TO ITEMS ON THIS AGENDA** – None.
2. **APOLOGIES** – Received from Cllr. Hill and Cllr. Wood.
3. **Members of the public, District and County councillors will be invited to address the council at this time.** One MoP spoke to provide history regarding matters under discussion on this agenda.
4. **MINUTES OF PREVIOUS MEETING** – Members **resolved** that the minutes of meeting held on 4<sup>th</sup> July 2023 form an accurate record of the events and they were signed by the chairman.
5. **PLANNING APPLICATIONS Received** - (i) a. P0296/23/FUL Deep Filling Cottage, Hinders Lane, Huntley, GL19 3EZ. Change of use to existing outbuildings to form 3 x 1 bedroom holiday let accommodation, formation of pitched roof over existing outbuilding and provision of associated car parking. After discussion it was **resolved** to support the application with several reservations, as per the appendix.  
  
b. P0977/23/LD1 Deep Filling Cottage, Hinders Lane, Huntley, GL19 3EZ. Application under Section 192 to establish whether planning permission is required for the erection of a detached garage. The council **resolved** to support the application.  
  
(ii) P0885/23/FUL Baytree Farm, Little London, Longhope, GL17 0PU. Erection of log cabin for dual use of ancillary accommodation and holiday let. (retrospective). After discussions it was **resolved** that the application could not be supported, as per appendix.  
  
(iii) P0932/23/FUL The Cottage, Hinders Lane, Huntley, GL17 0PS. Variation of Condition 2 (approved plans) and Condition 5 (no development or operations other than such indicated on approved plans) of planning permission P0669/21/FUL. Variation of Condition 1 (approved plans) and Condition 3 (no development or operations other than such indicated on approved plans) of planning permission P0315/22/FUL to cover additional structures added.

(retrospective). After discussions it was **resolved** to support the application with several observations, as per the appendix.

**(iv) a.** P0932/23/LBC The Old Rectory, Main Road, Huntley, GL19 3DZ. Listed building consent for renovation and repair of dining room floor. (Part retrospective)

**b.** P0931/23/FUL The Old Rectory, Main Road, Huntley, GL19 3DZ. Listed building consent for Retention of replica softwood window with clear double-glazed unit to replace matching clear glazed window incorporating double glazed fitment. After discussions it was **resolved** to support both applications, comments as per the appendix.

**(v)** P0934/23/FUL Pool Cottage, Main Road, Huntley, GL19 3DZ. Erection of two storey side extension. After lengthy discussions, during which the applicant was given dispensation from the chair to make three comments, members **resolved** by a majority to support the application with reservations and comments, as per the appendix. Voting: For 3, Against 1, Abstained 1.

- 6. NEXT MEETING – Confirmed as 7.30pm on Tuesday 5<sup>th</sup> September 2023 at the function room of The Red Lion, North Road, Huntley.**

The meeting ended at 8.37pm.

Signed:

Date:

## **Huntley Parish Council –Additional Ordinary Meeting 7<sup>th</sup> August 2023 - Draft Minutes Appendix A**

**P0932/23/LBC**

**The Old Rectory, Main Road, Huntley**

**Listed building consent for renovations and repair of dining room floor (Part Retrospective)**

**The Parish Council supports this application**

**Comments:**

Due to extensive rotting and infestation to the dining room floor in this Grade 2 listed building the occupants have no option other than a complete replacement.

The Parish Council has examined the extensive information provided by the applicant illustrating the extent of the damage and listed materials conducive with the requirements for the work. We are satisfied that the flooring and supporting joists will be laid in exactly the same manner using English Oak boards.

**Also, P0931/23/LBC**

**Retention of replica softwood window with clear double-glazed unit to replace matching clear glazed window incorporating double glazed fitment.**

**The Parish Council supports this application.**

**Comments:**

Planning permission was granted to replace the window in 2019 due to it being degraded and unsafe. An enforcement order has been raised questioning that the clear glass used should have been frosted glazing as per the original.

The Parish Council has examined the photographic and supporting evidence, which clearly illustrates there was originally clear glass in the window, not frosted. The replacement has been evidenced as a like-for-like style of window, with the appropriate clear glazing.

**P0296/23/FUL**

**Deep Fill Cottage, Hinders Lane, Huntley**

**Change of use to existing outbuilding to form 3 No. 1-bedroom holiday let accommodation, formation of pitched roof over existing outbuilding and provision of associated car parking**

**The Parish Council supports this application**

**Comments:**

The Parish Council considers this an extremely well-designed development that meets the requirements of the NPPF, LDP and Huntley NDP and Design Guide; for the re-purposing of former agriculture sites for the local tourist industry. The Council is happy with the surveys, and the design, which will reflect the rural environment

There is a concern with the instruction for access off the A40 travelling from Huntley towards Ross-on-Wye. Turning left at the junction with Hinders Lane is tight into this narrow lane. There is a turning further up on the right to turn around an approach the junction from the opposite way.

With the residence having several cars the increase of 3 more vehicles is a concern. Visibility to the left exiting the site is poor and there are also 3 other residential accesses close by with vehicle access. Visitors to the site would not necessarily have good knowledge of the roads and narrowness of Hinders Lane

The Council requests National Highways goes to site to assess/advise back on these issues

**Also, P0977/23/LD1**

**Application under Section 192 to establish whether planning permission is required for the erection of a detached garage**

**The Parish Council supports this application**

**Comments**

The Parish Council is aware that this site, although outside the settlement boundary retains existing permitted development rights.

The first application P0196/23/LD2 was refused as the dual pitched roof of the garage was over the 4 metre height to the ridge, it would have required full planning permission to take it forward.

This is a re-submitted section 192, with an amendment to the dual pitched roof; ridge height now meets the maximum 4 metre height and therefore qualifies under Permitted Development to build.

**P0885/23/FUL**

**Baytree Farm, Little London, Longhope**

**Erection of log cabin for dual use of ancillary accommodation and holiday let (Retrospective)**

**The Parish Council cannot support this application**

**Comments**

The Parish Council has examined the history of this site relative to the original application, when the Council raised serious concerns about the suitability and safety of this site.

**Ref No: P0536/16/FUL, received 19 Apr 2016 and given Consent**

Retrospective application for temporary 3-year residential accommodation in an onsite cabin to carry out renovation to an onsite cabin and associated engineering works (with other onsite works and change of use from agricultural to residential curtilage)

**Consent was given with comprehensive conditions** - Special circumstances, log cabin was permitted for temporary residential accommodation, to be removed from site at the end of that period, or when applicants moved into the cottage if sooner.

The cabin must be removed as it had been classed as a non-temporary structure and not in character with the area.

**Ref P1931/21/FUL received 2 Nov 2021 REFUSED.**

**Retention of log cabin for an extended temporary 3 years as residential accommodation**

**Noted: previous consent covered until 2018, this application 2021**

The decision was made that another 3 years would be unacceptable due to the period the cabin had already been on site. It was classed as a permanent residence, being fixed to the ground and not being of acceptable character with the open countryside location

The Parish Council feels it cannot support a further extension of time as considerable time has passed since the original consent for the works on this site. The Council question if this should have been dealt with as an enforcement issue in 2022.

Given all these circumstances. The failure to recognise planning decisions, complete the cottage renovations in the extended period already afforded, and the cabin being identified as an unacceptable, permanent structure in open countryside, the Parish Council feels it cannot support this application.

**The Cottage, Hinders Lane, Huntley**

**P0923/23/FUL**

**Variation of Condition 2 (approved plans) and Condition 5 (no development of operations other than such indicated on approved Plans) of planning permission P0669/21/FUL** - (Change of use agricultural land to tourism, + stationing of a railway hut/already on site, erection of toilet & shower block; Part retrospective

**- Approved**

**Variation of Condition 1 (approved plans) and Condition 3 (no development or operations other than such indicated on approved plans) of planning permission P0315/22/FUL** - (Installation of 2 Shepard Huts, 2 composting toilets and 3 BBQs (1 retrospective), 5 parking spaces (electric charging space provision), 4 cycle spaces and ancillary works

**- Approved**

*Permitted Development Right removed. Condition places that no development other than on approved plans is permitted. All structures to be mobile so they can be*

*moved/removed if required. This status of the applications was supported as an eco-site, low impact on countryside.*

**The Parish Council supports these applications.**

### **Comments**

Related to Enforcement Notice EN 0033/23, additional structure already added to site.

1. The Parish Council has concerns about some of the structure with regards to size and impact and that all additions are mobile (see NDP Policy 3 Sustainability). The photo supplied of the fencing and path to WC, appears to be a permanent surface with permanently fixed post & fence. As further structures have been added does the cumulative effect satisfy CSP1?
2. The Parish Council was unsure of the need for additional log/cycle storage when there is a maintenance shed that might have been multi-use with the waste manage point also being co-located there. Albeit it being used as a garaging area for maintenance equipment
3. This is presented as an 'Eco' site, but the introduction of a hot tub with a 1.8 metre solid wood privacy fencing seems questionable with the eco ethos/sustainability. We suggest the applicants consider removal to maintain a low impact site with an eco-ethos vs running cost.
4. Any fencing on site must ensure that wildlife can move freely, including the dog proof fence (NDP policy NE2 Protecting Wildlife) passage of wildlife. With regards to landscape planting, the absence of the second shepherds hut, should not inhibit planting across all areas of the site.
5. With regards to the electric charging points. The current single charging point is located on the residence, which already has four car spaces. There are no charging points actually on the camping site, which is on the opposite side of the lane. Given 9 car spaces (recommended additional point for every 5 cars after) suggest another charging point might be installed at the 5-car parking area.

**P0934/23/FUL**

**Pool Cottage, Main Road, Huntley  
Erection of two storey side extension**

**The Parish Council support this application in principle**

### **Comments.**

The Parish Council is aware of a previous application for an extension on the same footprint, which was refused. (P0350/19/FUL)

In discussing this application the Parish Council noted that there was no Design Guide and Access statement, this made it more difficult to assess given the design variance. The design as a two-storey block and having a single slope roof. The roofline height appears to be comparative. There were several reservations about the design.

The requirement to examine the of additional bedrooms in relation to extra parking spaces was highlighted as being relevant, but this was dismissed. This is however an

area that it is sensitive to parking issues due to shared parking and has been highlighted previously. Cycle storage requirements were also put forward, but this planning requirement was not held for consideration.

NPPF, LDP, NDP and Design Guide requirements for this development were put forward and recognised by some of the councillors as intrinsic to the planning assessment process.