

# LUSTON GROUP PARISH COUNCIL

## MINUTES OF THE EXTRAORDINARY MEETING OF LUSTON GROUP PARISH COUNCIL HELD AT 7.30PM ON TUESDAY 2 MAY 2023 AT CAWLEY HALL

**Present:** C Pearson (Vice Chairman), E Coates, R Bennett Jones, P Edwards, K Wood, J Oatley, G Poulton and W Talbot Ponsonby.

**In attendance:** Ward Councillor S Bowen and R Hewitt (Clerk). Two members of the public were present.

**1. Receive apologies for absence** – A Brandish and I Stevens (Chairman).

### **2. Declarations of Interest**

2.1 Disclosable Pecuniary. None.

2.2 Non-disclosable Pecuniary. None.

2.3 Non-Pecuniary. None.

2.4 Written requests for dispensation. None.

### **3. Ward Councillor S Bowen's Brief Report (for information only)**

Ward Cllr. S Bowen asked the parish council to note the reserved period re: local government elections on 4 May 2023.

### **4. Matters raised by local residents**

Councillors raised concerns about potholes and condition of road surfaces on the B4361 from Yarpole Lane to Lady Meadow Farm, C1040 between Eyton Common and Kingsland and Seggin Lane.

Two members of the public indicated their support for planning application 231002 Land at Field Farm.

### **5. Planning**

5.1 230980 Yewtree Cottage Luston Leominster Herefordshire HR6 0EB. Proposed works to Silver birch to be felled due to immediate proximity to shed and also proximity to house and neighbour's house, i.e. less than 10 metres. Also causing unwanted shading of kitchen, rockery and washing line. Low amenity value. **COMMENT:** It was decided to make no comment on the proposed tree work.

5.2 230979 Folly Field Yarpole Lane Luston Leominster HR6 0BX. Proposed erection of agricultural building for housing of cattle. **COMMENT:** The parish council objects to the planning application because of inadequate provision for drainage and flooding.

Policy LG5 Flood Risk, Water Management and surface water run-off in the Luston Group NDP states that: "New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. All sites which are negative or neutral in terms of surface water will include SuDS (Sustainable urban Drainage Systems) to mitigate the impact of new development."

The covering letter from the applicant states that “overspill will be collected by French drains and discharged to a nearby watercourse as already occurs with surface water from the existing building without detriment to the wider area”. This assumption is considered to be misplaced by the parish council. The nearby watercourse runs into the brook above Luston village and will contribute to the flow of water from surface water run off which causes localised flooding at the culvert under the B4361 adversely affecting some of the nearby properties.

The parish council has established a flood group and is working with the Natural Flood Management team at Herefordshire Council and landowners to put in measures to try and hold back surface water at times of high rainfall, and the proposed drainage in this application will run counter to this and undermine the efforts being made by contributing additional surface water run off at these times (ie spillover, as already happens as stated in the planning application).

The group parish council considers that effective water attenuation measures to prevent ‘spillover’ as much as is reasonably possible should be integrated into the plans to meet the requirements of LG5 to ‘maximise water retention’ and avoid placing undue strain on an already overloaded brook at times of heavy rainfall to address an acknowledged flooding problem in Luston village in the vicinity of the culvert under the B4361. For this reason, the parish council objects to the planning application.

**5.3** 230927 The Parks Eyton Leominster Herefordshire HR6 0AE. Proposed removal of condition 2 of planning permission OA/0/14573 (Erection of an agricultural workers dwelling). **COMMENT:** The planning application is supported.

**5.4** 231002 Land at Field Farm Moreton Eye Leominster Herefordshire HR6 0DP. Application for variation of condition 2 of planning permission. 202546 (Proposed demolition of Dutch barn and construction of new garage and storage facility, with change of use of land to domestic curtilage. To accommodate a small variation to the roof height of the building, the location of doorways and windows, and the specification of the roof materials. (Retrospective). **COMMENT:** The retrospective planning application is supported.

## **6. Date of Next Full Council Meeting**

**DECISION:** The next meeting will be at on Monday 15 May 2023 at Cawley Hall, Eye.

There being no further business, the meeting closed at 7.58 pm.

Signed as a true record \_\_\_\_\_

Date \_\_\_\_\_