

Hatfield & District Group Parish Council

Minutes of the one hundred and eighty first Extra Ordinary meeting of Hatfield & District Group Parish Council held on Tuesday 20th February 2024 at Pudleston Village Hall at 7.00pm

Present: Clare Hadley Chairman Mike Bufton
Robert Hanson Ryan Price

Also attending SD Hanson (Clerk) HCWM Bruce Baker 29 members of public

Clare Hadley warmly welcomed everyone to the meeting, she introduced the Council Members, the Clerk and Ward Member Bruce Baker. She gave out housekeeping rules and explained she would leave the meeting at 214539 owing to a pecuniary interest. Rob Hanson Vice Chair would take over.

1. Apologies Mary Morris (work commitments) Adam Lewis (NFU Conference)
2. Declarations of interest and written applications for dispositions Clare Hadley declared an interest in 214539 and signed the Declarations of Interest record book.

3. Finance

Cheques to be passed for payment as per budget HALC subs and fees £583.98 (627) Pudleston Village Hall Hire £18.75 1 ½ hours plus 25% winter surcharge. **Resolved**

4. Planning

Consider comments on the following planning applications for **determination by** Herefordshire Council

240314 3 Meadow Bank **Hatfield** Double Garage **No Objections**

Clare Hadley left the meeting and room re pecuniary interest . R Hanson (Vice-Chair) took over.

Reconsultation 214539 land adjacent C1059 Hatfield Proposed residential development of 5 dwelling houses with associated vehicle access from C1059 together with drainage infrastructure.

1. RH proposed Mike Bufton to be appointed spokesman for the Parish Council, to speak at Hereford Council committee. Ryan Price seconded **Resolved**
2. RH proposed Mike Bufton to be appointed **Media Representative** for the Parish Council, ref 214539) Ryan Price seconded **Resolved**
3. Bruce Baker (Ward Member) had requested redirection to the Planning Committee on 12/02/24. Awaiting Response (attached) The speaker would be allocated 3 minutes to speak
4. The Clerk had requested a PC comment extension from the Planning Department until 29/03/24, and was waiting to hear back from the Case Officer.

Mike Bufton read out a time line relating to events commencing on 28th April, 2021 with the pre-planning advice given by the now Case Officer (attached)

All members of public were asked to address their questions/comments through the Chairman.

It was requested that all Parishioner's comments placed on Herefordshire Planning website regarding 214539, should be relevant and pertain to that planning application.

5. To note: To receive views of **Local residents** on Parish Matters (10 minutes) Suspended
A member of public addressed the meeting he raised several key points regarding the planning application. The Councillors and Ward Member noted all the residents' concerns.

Signed.....Chairman Dated: 13th March 2024

Comment The Parish Council held an Extra Ordinary Meeting where a large number of Hatfield residents attended.

Hatfield & District Group Parish Council does not support this development

The PC's earlier comment referenced the Core strategy

RA2 (1) identifies Hatfield in fig 4.15 as a settlement where PROPORTIONATE development will be permitted.

The new development would increase the village size by at least 20% and considering the recent developments by 50% This is not a proportionate development.

This is major development it is not in keeping with a small hamlet such as Hatfield.

Policy 4.8022 Core strategy states the NATIONAL guidance emphasises the importance of not promoting unsustainable patterns of development in rural area.

The development is outside the curtilage of the village. According to the SHLA assessment the site is visually and physically disconnected from the village. The site is not recommended for development and has no potential for development.

RA2 (1) It specifies in relations to smaller settlements, all proposals will be expected to demonstrate particular attention to farm layout, character and setting of the site and its location in that settlement and to show how it will contribute to or is essential to the social wellbeing of the settlement.

The development is not in keeping with the rest of Hatfield Village, which is mainly cottages and farms from several different eras. The proposed development is set in a green field site, in open countryside.

Policy SS7 Addressing climate change

99% of Hatfield residents are car dependent; 10 or more extra cars travelling to and from the proposed site will not help to meet goals to reduce CO2 and other emissions that contribute to climate change

Surface Water Management and foul drainage issues

There are no mains sewers in Hatfield, all dwellings require a soak away. The proposed extension of the site to the north and rewilding of existing farmland and repositioning of the effluent treatment mound requires a permit for such a large effluent discharge exceeding 2m3/day foul water. The site lies within the river Lugg special area of conservation.

The site identifies as having very poor filtration due to low permeability of both the soil and underlying bedrock it proceeds to say an attempt was made to assess the groundwater level, below the top of the ground was very hard clay.

The "clean" water is allowed to drain from the mound into the surrounding area. Although the site is often flooded in winter. It will drain into the surrounding ancient woodland and natural balanced habitat besides it.

There are small streams in the woodland draining into pools and beyond. These feed into Humber Brook. From there they flow into the River Lugg at Hope Under Dinmore. All increasing the phosphates for the area.

The development has an adverse impact on the environment and ecology of the area. It strains the local infrastructure and there is no easy access to amenities, it is a round trip of probably 14 miles to the nearest town. There are no local amenities, the local pub at Docklow is 4 miles away, there is no public transport, the nearest supermarket is again 7 miles away, a round trip of 14 miles to buy essentials.

Results in land use: A change away from productive agriculture to housing which is not in agreement with national policies. It destroys the rural character by its visual impact by introducing

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5/25

modern styles of development in a sparsely populated area, it is not in line with the existing low density linear development pattern. This development has raised grave concerns to the community and public opinion.

Bruce Baker thanked the member of public for his report and the Chairman thanked the members of public for attending and giving their viewpoints.

Clare Hadley was invited to return to the meeting

6. The next Parish Council, being an ordinary meeting is proposed for 13th March 2024.
There being no further business the meeting closed at 8.15 pm

Signed.....Chairman Dated: 13th March 2024