

Welsh Newton & Llanrothal Group Parish Council

Minutes of The Group Parish Council Meeting Held at the Village Hall, Welsh Newton, on Thursday 24th August 2017 At 7.30pm

Present: Chairman, Cllr C Bligh, Cllr Mr S Wilkes Vice – Chairman, Cllr Mrs M Cox
Cllr Mr M Barter & Cllr Matthew Hall

1. Apologies for Absence

1.1 To receive and accept apologies from Councillors

Apologies received in advance from Cllr K Simmons & Cllr E Swinglehurst and Kath Greenow Parish Clerk.

2. Declarations of Interest & Dispensations

2.1 To receive any declarations of interest or written applications for dispensation from Councillors on agenda items.

None declared.

3. Planning

172554- Upper Newton Farm Welsh Newton Monmouth Herefordshire

Description: Removal of condition 2 (SH870030PF) Agricultural workers dwelling, Allow as an unrestricted residential dwelling

Discussion took place concerning the converted barn to which the agricultural tie was attached in 1978 as a condition of planning permission was first marketed in 2014. No successful sale was achieved. The owner now proposes to market it together with 24 acres. It was established that the tie exists only in relation to the converted barn and not to the 24 acres.

The Parish Council acknowledged that the original tie requiring the property to be owned only by an agricultural or forestry worker was put in place as the barn was part of Upper Newton Farm which at the time required agricultural worker(s). The farm land has since been sold and hence the need for a worker on the farm no longer exists. During discussions it was acknowledged that agricultural ties have been removed at Llanrothal Court and a potential precedent set within the Parish.

In further discussion three concerns arose:

- 1) What are the long-term consequences of the removal of agricultural ties from rural dwellings across the county?
- 2) What is HC policy (if any) concerning the removal of agricultural ties?
- 3) If, as is now proposed, the property is to be marketed along with 24 acres, does this substantially improve the marketability of the property notwithstanding the tie to the extent that it nullifies the applicant's claim that the tie has hitherto prevented a sale?

It was RESOLVED: that the Parish Council agrees to the removal of the tie subject only to HCC Planning Dept. being properly satisfied that there is no prospect of the property together with 24 acres finding a buyer within a reasonable time with the tie still attached.

4. Planning

CB raised the fact that following a previous meeting in which the committee made three comments to HC Planning Dept. on an application for a barn conversion by David Breakwell, Mr Breakwell had contacted him by telephone to point out that the third objection was made without sight of a revised business plan which he had submitted in support of the application.



It was **RESOLVED**: that in the light of the revised business plan a note be sent to HC Planning Dept. withdrawing the Parish Council's third comment.

Meeting concluded at 20:15

Chairman  Date 14.9.17