

# **CREDENHILL PARISH COUNCIL**



## **MINUTES OF THE ORDINARY PARISH COUNCIL MEETING** **HELD AT CREDENHILL COMMUNITY HALL ON 15<sup>th</sup> APRIL 2026**

### **PRESENT:**

Councillor Mr Martin Leaton Chair (ML), Councillor Mrs Sandra Cheasley (SC), Councillor Mr Andrew Slater (AS), Councillor Mr Paul Burrridge (PB), Councillor Mrs Kelly Edwards (KE), Councillor Mr Paul Warrington (PW), Councillor Mr Chris Lewis (CL), Councillor Mr Dan Fellows (DF), Councillor Mrs Dot Pullen BEM (DP), Councillor Miss Consuelo Abel (CA).

Parish Council Clerk/RFO – Mr. Lee Harper-Smith (Clerk)

3 Members of the Press /Public present.

### **The Chair opened the meeting at 7.35 pm.**

#### **1. Apologies for Absence - To receive and accept apologies for absence.**

Ward Councillor Mrs. Charlotte Taylor (CT), Councillor Mr Paul Beechey (PA).

#### **2. Co-opt New Councillor – PB proposed to co-opt Paul Nicholas (PN) on to the Parish Council, seconded by DF and supported unanimously. PN signed the declaration of acceptance of office form and was invited to join the council.**

#### **3. Declarations of Interest & Dispensations**

##### **3.1. Declarations of interest in agenda items from Councillors:**

- ML – Item 10, P251908/F neighbouring property.
- PW – Item 8.3 payment for contract to repair fencing.

##### **3.2. No written applications for dispensation received.**

#### **4. Speakers**

Opportunity for visiting speakers to address council and the public in attendance.

##### **4.1. Update from Ward Cllr Charlotte Taylor – Not present**

#### **5. Public Question Time**

Opportunity for members of the public to raise issues or ask the Parish Council questions.

James Spreckley (JS) shared a plan to develop 250 dwellings in a plot of land north of Granary Cottages (Appendix C). The government plan to build 1.5million homes by 2041; this extends to 27k in Herefordshire and approximately 300 in Credenhill. Credenhill does not have a neighbourhood development plan therefore Herefordshire Council's Local Plan is relevant: these new targets mean that Herefordshire is unable to evidence a 5-year land supply for delivery of its new housing targets.

JS confirmed that he has completed the relevant highways, acoustic, drainage and biodiversity surveys as well as received positive pre application advice from Herefordshire Council who support the location in principle. The site would provide up to 88 affordable homes earmarked for local people, sustainable drainage, landscaping and biodiversity enhancements as well as much needed local housing. JS is now looking for feedback on the plans from members of the public prior to the formal consultation phase.

Members of the public are invited to view the outline plans and to give feedback here: <https://www.bbap.co.uk/> the survey will remain open until 15<sup>th</sup> May and will be printed in the Community Newsletter to ensure all residents have an opportunity to reply.

#### **6. Minutes**

PW proposed to approve and sign the minutes of the Ordinary Parish Council Meeting held on 18<sup>th</sup> March 2026, seconded by PB.

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## **7. Matters arising since last meeting:**

- 7.1. TRO Dovecote Lane – Double Yellow Lines – still ongoing while Herefordshire Council change highways contractors.
- 7.2. Water Leak in Community Centre – matter now resolved, credit for lost water received and tenants billed normal amounts.
- 7.3. Play Area Capital Investment Grant – Herefordshire Council have offered the Parish Council £20k to take on the Dovecote Lane play area. Full details to be provided prior to moving forward. Clerk to meet CT onsite to review.
- 7.4. Further debate took place about conducting a Hydrological survey in conjunction with Breinton & Stretton Sugwas Parish Council's. Awaiting feedback from Herefordshire Council drainage team.
- 7.5. The council considered the Section 137 Grant Applications received and awarded the following grants:

Organisation	Amount	Details
The Life & Soul Kitchen	1,000.00	Play equipment for toddlers and young children. Benches & Gazebos.
Credenhill Sports & Social Club	1,750.00	Asbestos Survey & External lighting improvements for external events.
Credenhill Community Club	1,000.00	Toilet Improvements & Electrical Remedial Works
Parish Church Committee of Credenhill	800.00	Employ contractor for Churchyard maintenance for 8 days per year to supplement work completed by volunteers.
Headway	690.00	Desktop Computer for Service Users

Applications from St Marys CoFE PTFA, Magna Performing Arts and Credenhill Community Hall were deferred pending further information to support their applications.

- 7.6. The Duty of Care Tree Survey Schedule 2026 was reviewed; it was noted the only high-risk tree had already been removed and that the remaining risks were manageable. Clerk to request a quote to remove all deadwood from the Roman Park trees with a diameter of 3cm and above as this would further reduce our overall risk exposure.

## **8. Financial Reports – Appendix A**

- 8.1. Confirmation of Bank Balances
- 8.2. Receipts
- 8.3. Invoices for Payment

DF proposed to authorise the financial reports and to make the payments, seconded by PB. PW abstained.

## **9. Review Draft Accounts – Appendix B**

- 9.1. Income & Expenditure 2025/26
- 9.2. Balance Sheet on 31<sup>st</sup> March 2026
- 9.3. Breakdown of year end reserves

The clerk presented the draft accounts, councillors to review and raise any issues prior to the May meeting.

## CREDENHILL PARISH COUNCIL



### 10. Planning (PA, AS)

Reference	Details	CPC Status	HC Previous Status	HC New Status
P251908/F	Land at Town Well - Proposed conversion of stable outbuilding into a residential dwelling. Works include a two-storey extension, single storey extension, balcony and balustrade. Internal works including insulation. Proposed carport to include removal of wall.	Comments Submitted on original & re-consultation – Object  NEW	Re-consultation Comments by 27/12/2026	Comments by 23/04/2026  Determine by 08/05/2026
P251909/L	Land at Town Well – Listed building consent for application P251908/F	Comments Submitted on original & re-consultation – Object  NEW	Re-consultation Comments by 27/12/2026	Comments by 23/04/2026  Determine by 08/05/2026
P252968/XA2	Lower House – Discharge of conditions 10, 17 and Biodiversity Net Gain Plan attached to planning permission 242989	No Comments required	Determine by 09/12/2025	Ongoing Drainage
P260689/FH	3 Meadow Drive - Replacement extension	Comments Submitted – Support	Comments by 10/04/2026	Determine by 30/04/2026

Planning applications P251908/F & P251909/L were actioned after item 12, due to item 3.1.

### 11. To receive reports from working groups

- 11.1. Finance & Asset Management (AS, ML, PW, PA) – The AGAR forms will be prepared and accounts finalised ready for the next meeting for signing.
- 11.2. Community Hall (SC, AS) – No update.
- 11.3. Footpaths (SC, DF) – SC is still waiting for the Footpaths officer kit from Herefordshire Council.
- 11.4. Shops/Businesses (DP, KE) – The new Hairdressers will be opening soon as most of the work is complete.
- 11.5. War Memorial (ML, CL) – No update.
- 11.6. Schools (TBC) – Clerk to write to the PTFA/Governors to request a representative for the Parish Council.
- 11.7. Roman Park (DF, ML, SC) – First grass cut has been completed and fence repairs to be completed by next meeting.
- 11.8. Social Club (PA) – No update
- 11.9. Climate Change (SC, DF, EJ) – SC suggested we look at a wildflower area in the Roman Park with mowed paths and maintained annually by the maintenance contractor. Councillors thought it would be a nice idea if it doesn't get out of control.
- 11.10. Credenhill Community Club (PW) – New railing installed, Roof repairs, next item to complete the toilets.

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## **12. Public Question Time**

Further opportunity for members of the public to raise issues or ask the Parish Council questions  
None

ML left the meeting due to a declared interest; AS took over as chairman.

The revised plans for planning applications P251908/F & P251909/L were discussed. The clerk read out the following objection from S Edwards of 7 Centurion Way (SE neighbour to the barn):

LOSS OF PRIVACY – Proposed new kitchen window with clear glass looks directly into all four rooms to the rear of my property. Request it be changed to obscure glass to prevent this.

AS invited Mr & Mrs Lake of Midsummer Barn (NE neighbour to the barn) to express their views on the new plans. See Appendix D for all matters raised by Mr & Mrs Lake. In summary the new plans have not addressed any of the matters raised previously in full and in some cases the new plans are worse.

The parish council are concerned that the new plans do not address the matters previously raised by the Parish Council and residents. The additional openings without compromising on other openings has created new concerns from other adjacent properties. The confirmation of a wood burner has raised concerns about local air quality should it go ahead and the proximity of the neighbouring properties means that during the construction phase careful planning and mitigations should be put in place to minimise disruption to neighbouring properties.

The parish council delegated the power to provide final comments to Herefordshire Council to PA on the condition that the overall outcome is to object to the application, to reinforce the concerns raised by neighbouring properties and to include mitigations for disruption should the application go ahead. Proposed by PB, seconded by KE supported unanimously.

## **13. Confirmation of the next Meetings, Time, Date & Place.**

The next meeting is the Annual Parish Council meeting at 7.00 pm, 20<sup>th</sup> May 2026 followed by the Ordinary Parish Council meeting at 7.30 pm, 20<sup>th</sup> May 2026; at Credenhill Community Hall. A summons and notice will be provided nearer the time.

The Chair declared the meeting closed at 21:07.

Councillor Mr Martin Leaton Chair

Signed.....

Date.....

# CREDENHILL PARISH COUNCIL



## Appendix A - Financial Information

Income & Expenditure		Lloyds Current	Lloyds Reserve	Total
<b>28/02/2026</b>	<b>Closing Balance</b>	<b>2,014.04</b>	<b>38,779.95</b>	<b>40,793.99</b>
<b>Receipts</b>				
02/03/2026	The Life & Soul Kitchen – Rent	650.00		650.00
09/03/2026	Lloyds Bank – Interest		13.84	13.84
12/03/2026	RO Stars - Roman Park Hire	50.00		50.00
12/03/2026	Credenhill Social & Sports Club – Annual Rent	1.00		1.00
31/03/2026	Herefordshire Council - Lengthsman Grant	1,728.00		1,728.00
<b>Total Received in Period</b>		<b>2,429.00</b>	<b>13.84</b>	<b>2,442.84</b>
<b>Payments</b>				
17/03/2026	NEST - Pension Payment	-71.23		-71.23
17/03/2026	Lloyds Bank - Bank Fees	-4.25		-4.25
18/03/2026	Mr L Harper-Smith – Wages Feb 2026	-963.54		-963.54
18/03/2026	Mr L Harper-Smith – Expenses Feb 2026	-34.76		-34.76
18/03/2026	C Powell - Parish Maintenance Feb 2026	-121.80		-121.80
18/03/2026	Credenhill Community Hall – Dec/Jan/Feb/March	-176.00		-176.00
18/03/2026	Signworx – CCN Printing March 2026 Edition	-470.00		-470.00
18/03/2026	Marches Grounds Maintenance – Grit Bin & Ditching	-900.00		-900.00
18/03/2026	Playsafety Ltd – Roman Park RoSpa Report 2026	-314.40		-314.40
20/03/2026	Welsh Water - Changing Rooms Water	-37.70		-37.70
26/03/2026	Valda Energy - Electricity Carpark/Changing Rooms	-75.62		-75.62
<b>Total Spent in Period</b>		<b>-3,169.30</b>	<b>0.00</b>	<b>-3,169.30</b>
<b>Transfers</b>				
<b>Total Transfers in Period</b>		<b>3,000.00</b>	<b>-3,000.00</b>	<b>0.00</b>
<b>31/03/2026</b>	<b>Closing Balance</b>	<b>4,273.74</b>	<b>35,793.79</b>	<b>40,067.53</b>
<b>Payments to Authorise</b>				
15/04/2026	Mrs E Jones – Wages April 2026	-397.63		-397.63
15/04/2026	Mr L Harper-Smith – Wages March 2026	-975.54		-975.54
15/04/2026	Mr L Harper-Smith – Expenses March 2026	-39.84		-39.84
15/04/2026	C Powell - Parish Maintenance March 2026	-100.00		-100.00
15/04/2026	OTM Grounds – Tree Survey & 4 x Tree Maintenance	-2,496.00		-2,496.00
15/04/2026	Signworx – CCN Printing April 2026 Edition	-470.00		-470.00
15/04/2026	J H A Price & Sons – Fencing Materials	-806.40		-806.40
15/04/2026	Good n Property Maintenance – Labour Fence Repairs	-300.00		-300.00
<b>Total Payments to Authorise</b>		<b>-5,585.41</b>	<b>0.00</b>	<b>-5,585.41</b>
<b>Transfers to Authorise</b>				
		2,000.00	-2,000.00	0.00
<b>Total Transfers to Authorise</b>		<b>2,000.00</b>	<b>-2,000.00</b>	<b>0.00</b>

# CREDENHILL PARISH COUNCIL



## ASSETS

<b>Cash &amp; Bank</b>		<b>Balance</b>
Lloyds – Current Account (after payments)		1,794.73
Lloyds – Reserve Account (after transfers)		33,793.79
Petty Cash		0.00
<b>Total Cash &amp; Bank</b>		<b>35,588.52</b>

<b>Debtors</b>	<b>No Due</b>	<b>Overdue</b>	<b>Total</b>
The Life & Soul Kitchen Ltd – Rent/Water Recharge	872.44		872.44
Credehill Community Hall – Water Recharge	138.75		138.75
Credehill Social & Sports Club – Water Recharge	437.04		437.04
RO-Stars Hereford – Roman Park Hire Fees	50.00		50.00
The Wasp Guys – CCN Advertising	105.00		105.00
Tolley Home Services – CCN Advertising	60.00		60.00
<b>Total Debtors</b>	<b>1,663.23</b>	<b>0.00</b>	<b>1,663.23</b>
<b>Other Debtors</b>			
HMRC – VAT Reclaim 01/10/25-31/03/2026	2,810.36		2,810.36
<b>Total Other Debtors</b>	<b>2,810.36</b>	<b>0.00</b>	<b>2,810.36</b>
<b>TOTAL ASSETS</b>			<b>40,062.11</b>

## LIABILITIES

<b>Creditors</b>	<b>Not Due</b>	<b>Overdue</b>	<b>Total</b>
Herefordshire Council – Trade Waste/Recycling	192.14		192.14
Welsh Water – Community Centre	538.23		538.23
<b>Total Trade Creditors</b>	<b>730.37</b>	<b>0.00</b>	<b>730.37</b>
<b>Other Liabilities</b>			
HMRC - PAYE Owing (DD)	404.08		404.08
NEST Pension Payments Owing (DD)	83.25		83.25
Youth Club Funds	765.79		765.79
VAT at 20% to be reclaimed from HMRC	-52.40		-52.40
VAT at 5% to be reclaimed from HMRC	-3.60		-3.60
<b>Total Other Liabilities</b>	<b>1,197.12</b>	<b>0.00</b>	<b>1,197.12</b>
<b>TOTAL LIABILITIES</b>			<b>1,927.49</b>
<b>TOTAL</b>			<b>38,134.62</b>

# CREDENHILL PARISH COUNCIL



## Appendix B – Draft Accounts 2025/26

### Income & Expenditure

Credehill Parish Council

UNAUDITED ACCOUNTS

2025-2026

2024-2025

#### Income

Advertising - CCN	£ 1,935.00	£ 1,836.00
Bank - Interest	£ 235.67	£ 410.91
Grants Income	£ 22,028.00	£ 2,250.00
Hire of Changing Rooms	£ 600.00	£ 600.00
Donations	£ 399.30	£ 615.72
Precept	£ 47,459.00	£ 43,857.00
Rent	£ 7,817.62	£ 7,538.00
Utilities Recharges	£ -	£ 113.17
<b>Total Income</b>	<b>£ 80,474.59</b>	<b>£ 57,220.80</b>

#### Staff Costs

Payroll - Employee Pension Contributions	£ 488.40	£ 458.64
Payroll - Employer NI	£ 1,134.36	£ 327.12
Payroll - Employer Pension Contributions	£ 502.49	£ 473.76
Payroll - PAYE	£149.20	£ 108.40
Payroll - Salary & Wages	£15,713.74	£ 15,229.04
<b>Total Staff Costs</b>	<b>£ 17,988.19</b>	<b>£ 16,596.96</b>

#### Gross Surplus

<b>£ 62,486.40</b>	<b>£ 40,623.84</b>
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#### Operating Expenses

Advertising & Promotion - Newsletter	£ 4,747.00	£ 5,036.50
Advertising & Promotion - Website	£ 267.23	£ 130.00
Asset Mgmt - Cleaning	£ -	£ 129.15
Asset Mgmt - Grass Cutting	£ 4,405.03	£ 3,419.99
Asset Mgmt - Hedge Cutting	£ 410.00	£ 660.00
Asset Mgmt - Maintenance	£ 1,024.50	£ 1,256.69
Asset Mgmt - Materials	£ 71.90	£ 133.31
Asset Mgmt - Tree Maintenance	£ 2,080.00	£ 580.00
Asset Mgmt - Weed Control	£ 1,420.00	£ 1,020.00
Backhouse Park - Capital	£ -	£ 22,387.36
Backhouse Park - Revenue	£ -	£ 80.00
Bank Fees	£ 52.26	£ 4.25
Blooming Credehill Project	£ 217.81	£ 579.72
Ditching & Drainage Works	£ 20,800.00	
Litter Bins	£ 400.00	£ -
Local Grants	£ 6,600.00	£ 6,371.68
Office Costs - Homeworking Allowance	£ 180.00	£ 180.00
Office Costs - Postage	£ -	£ 8.95
Office Costs - Printing	£ 144.00	£ 163.33
Office Costs - Room Hire/Setup	£ 648.00	£ 536.00
Office Costs - Software	£ 102.66	£ 103.20
Office Costs - Stationary & Equipment	£ 25.05	£ 90.14
Office Costs - Telephone	£ 60.00	£ 60.00
Professional Fees - External Audit	£ 315.00	£ 315.00
Insurance	£ 1,737.12	£ 1,673.85
Professional Fees - Internal Audit	£ 180.00	£ 180.00
Professional Fees - Legal Fees	£ 707.15	£ 452.50
Professional Fees - Planning/Surveys	£ 1,720.50	£ 34.00
Professional Fees - Playground Inspections	£ 262.00	£ 256.00
Professional Fees - Subscriptions	£ 47.00	£ 35.00
Repairs and Renewals	£ 1,258.47	£ 5,029.05
Roman Park	£ 136.00	£ -

# CREDENHILL PARISH COUNCIL



Income & Expenditure  
Credenhill Parish Council

UNAUDITED ACCOUNTS	2025-2026	2024-2025
Staff Costs - Travel & Subsistence	£ 93.95	£ 119.47
Utilities - Changing Rooms Water	£ 65.87	£ 44.48
Utilities - Community Centre Water	£ 0.01	£ -
Utilities - Electricity Carpark Lights	£ 419.44	£ 388.74
Utilities - Electricity Changing Rooms	£ 314.82	£ 315.45
Utilities - Sulo Bins	£ 740.52	£ 718.96
War Memorial	£ 674.10	£ 5,377.30
<b>Total Operating Expenses</b>	<b>£ 52,327.39</b>	<b>£ 57,870.07</b>
<b>Net Surplus</b>	<b>£ 10,159.01</b>	<b>-£ 17,246.23</b>

Income & Expenditure  
Credenhill Parish Council

UNAUDITED ACCOUNTS	2025	2024
<b>Income</b>		
Precept	£ 47,459	£ 43,857
Other Income (Rent, Advertising, VAT, Hire Fees.)	£ 33,016	£ 13,364
<b>Total Income</b>	<b>£ 80,475</b>	<b>£ 57,221</b>
<b>Total Staff Costs</b>	<b>£ 17,988</b>	<b>£ 16,597</b>
<b>Gross Surplus</b>	<b>£ 62,486</b>	<b>£ 40,624</b>
<b>Operating Expenses</b>		
Advertising & Promotion - CCN/Website	£ 5,014	£ 5,167
Asset Management - Hedges/Grass/Trees/Litter/Cleaning	£ 9,411	£ 7,199
Ditching & Drainage Works	£ 20,800	£ -
Local Grants	£ 6,600	£ 6,372
Office Costs	£ 1,254	£ 1,261
Professional Fees (Audit, Fire, Playground, Planning, Legal, Bank)	£ 3,237	£ 1,242
Memberships & Subscriptions	£ 47	£ 35
Insurance	£ 1,737	£ 1,674
Repairs and Renewals	£ 1,876	£ 5,609
Roman Park	£ 136	£ -
Backhouse Park	£ -	£ 22,467
War Memorial	£ 674	£ 5,377
Utilities - Light & Heat	£ 800	£ 749
Trade Waste	£ 741	£ 719
<b>Total Operating Expenses</b>	<b>£ 52,327</b>	<b>£ 57,870</b>
<b>Net Surplus</b>	<b>£ 10,159</b>	<b>-£ 17,246</b>

# CREDENHILL PARISH COUNCIL



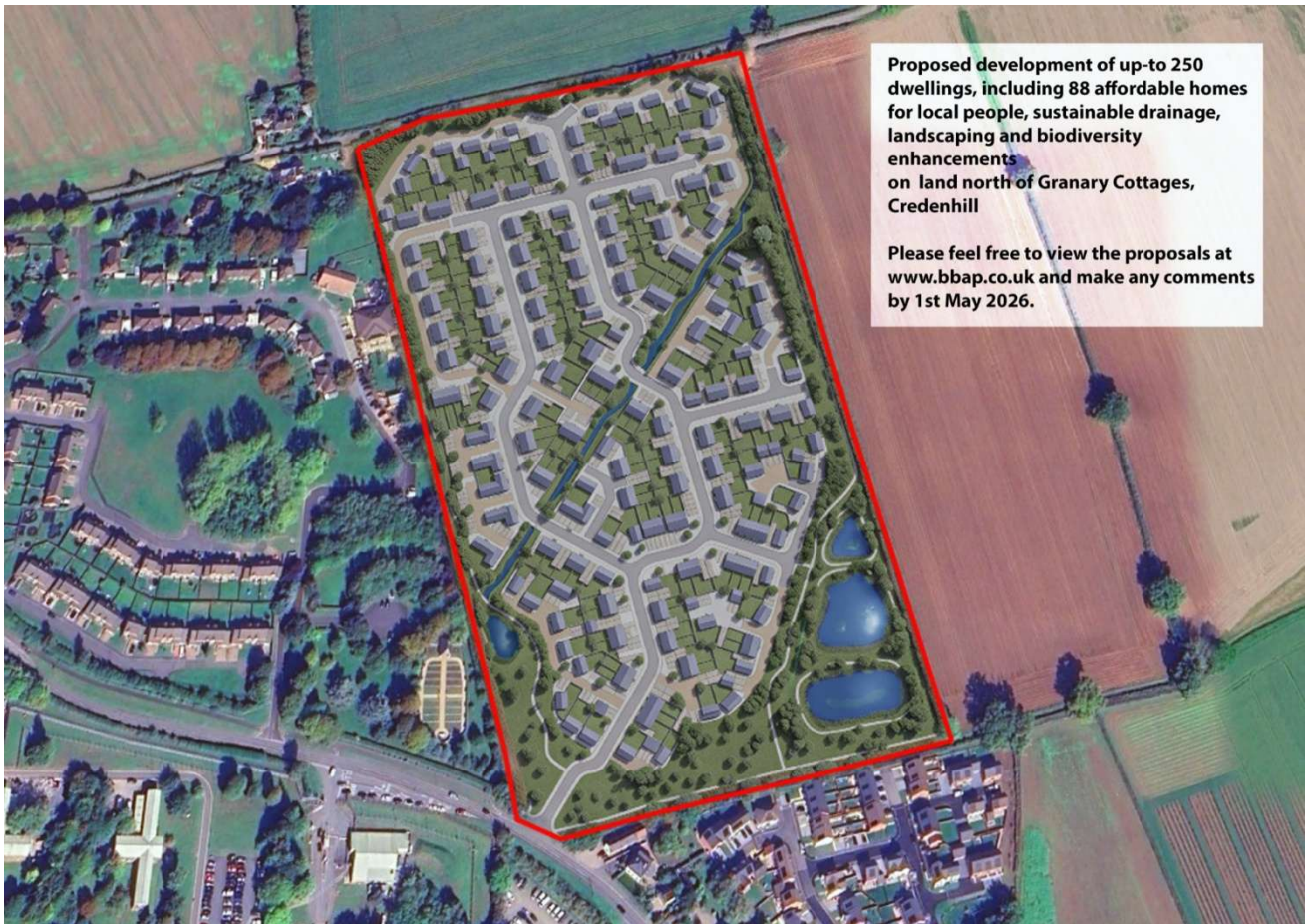
Balance Sheet  
Credenhill Parish Council

09 April 2026

UNAUDITED ACCOUNTS		31st March 2026		31st March 2025
<b>Assets</b>				
<b>Cash and Bank</b>				
Lloyds Bank - Current Account		£4,273.74	£	2,248.24
Lloyds Bank - Reserve Account		£35,793.79	£	27,093.72
<b>Total Cash and Bank</b>	<b>£</b>	<b>40,067.53</b>	<b>£</b>	<b>29,341.96</b>
<b>Other Current Assets</b>				
Accounts Receivable	£	768.23	£	313.43
Prepayments	£	662.14	£	684.13
Other Debtors - HMRC VAT	£	2,810.36	£	1,267.36
<b>Total Other Current Assets</b>	<b>£</b>	<b>4,240.73</b>	<b>£</b>	<b>2,264.92</b>
<b>Total Assets</b>	<b>£</b>	<b>44,308.26</b>	<b>£</b>	<b>31,606.88</b>
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	£	3,736.21	£	1,547.16
Accruals	£	1,285.06	£	1,131.44
HMRC - PAYE Owing	£	309.81	£	82.58
VAT 20%	-£	52.40	-£	23.13
VAT 5%	-£	3.60	£	-
Youth Club Funds	£	771.13	£	765.79
<b>Total Current Liabilities</b>	<b>£</b>	<b>6,046.21</b>	<b>£</b>	<b>3,503.84</b>
<b>Long-term Liabilities</b>	£	-	£	-
<b>Total Liabilities</b>	<b>£</b>	<b>6,046.21</b>	<b>£</b>	<b>3,503.84</b>
<b>Reserves</b>				
Reserves b/f	£	28,103.04	£	45,349.28
Current Year Change in Reserve	£	10,159.01	-£	17,246.24
<b>Total Reserves</b>	<b>£</b>	<b>38,262.05</b>	<b>£</b>	<b>28,103.04</b>
<b>Breakdown of Total Reserve Carried Forward</b>				
Roman Park	£	21,086.00	£	17,222.00
Land & Buildings Improvement Fund	£	-	£	2,029.00
Community Hall Fire Route/Boundary	£	2,500.00		
Repairs and Renewals	£	7,649.05	£	5,852.04
Backhouse Park - Fencing/Wall	£	3,645.00		
Resource Centre/Hall Boundary Fence	£	3,000.00	£	3,000.00
Blooming Credenhill Project	£	382.00		
	<b>£</b>	<b>38,262.05</b>	<b>£</b>	<b>28,103.04</b>



Appendix C – Proposed Development of up to 250 dwellings





Appendix D – Mr & Mrs Lake Objections to P251908/F & P251909/L

Mr Gareth Lake & Mrs Laura Lake  
Midsummer Barn,  
Station Rd,  
HR4 7DW

13 April 2026

To:  
Planning Department  
Herefordshire Council  
Plough Lane  
Hereford  
HR4 0LE  
planning.enquiries@herefordshire.gov.uk

**Subject: Objection to the revised Planning Application dated 27th March 2026:  
P251908/F & P251909/L – Town well, Station Rd, Credenhill, HR4 7DW**

Dear Planning Officer,

We are again, writing to formally object to the above planning application for the conversion of the former stable outbuilding at Town Well to a one-bed residential dwelling. Our objection is still based on serious concerns around overlooking, loss of privacy, and harm to residential amenity. These concerns are particularly relevant in relation to the wellbeing and safety of children living at our property. The proposal conflicts with Policy SD1, MT1, SD3 and LD4 of the Herefordshire Local Plan Core Strategy.

**1. Overlooking and Loss of Privacy**

Amended plans for Town well outbuilding still propose many concerns with regards to the Windows on the North Western aspect of the outbuilding. Please revert to our previous response statements dated 05 August 2025.<sup>1</sup> and statement dated 30th December 2025<sup>2</sup>

Main point of review from our previous statement is as follows:

*'The proximity of the Stable outbuilding to Midsummer barn dining and living area is 12.80 metres and the nearest room (child's bedroom in Fig 1.4) is measured at 6.6 metres. (This is half of the proposed guidance of 20 to 22 metres at the furthest area of concern), and the owners are proposing that the previously bricked up window frames be re-opened on the ground floor, which will directly look in the aforementioned areas of Midsummer barn's living quarters. This directly conflicts with policy referenced within heading '5. Policy conflicts.'*

The wooden shutter opening on the upper floor has been amended as a frosted/opaque none opening window.

We still have issue with the ground floor windows that are proposed in the North-West

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<sup>1</sup> R Mr & Mrs G and L Lake Obj 9.7MB.

<sup>2</sup> R Mr & Mrs G and L Lake Obj 11.26



Elevation<sup>3</sup> of the application. As previously stated, these windows are being requested to be clear glass and side opening frames. This will still allow unhindered view into our property.

Within email correspondence<sup>4</sup>, between Josh Bailey (Planning Officer) and Hannah Welsh (Planning Project Manager), we wish to highlight the following statement:

*'Otherwise, would have to repeat the advice given on site that the application is lacking in detail, and the windows on the first floor appear to be in the main designed to be blind, although some insertions on the ground floor have occurred. As such the opening of a designed blind window would cause significant harm to the significance of the building, and in many respects worse than a new window that enables the evolution of the building to be read. Irrespective of overlooking issues, without firm evidence that the windows were not designed blind on the front elevation, the request would raise a built heritage objection, due to the high level of harm to the building albeit less than substantial. This would be in addition to the other works required for conversion.'*

If the upper floor windows that are bricked up/blind are scrutinised when requested to be rerolled into a glass opening, why is the proposed planned opening on the ground floor (bottom left) being requested to do just this?

This will open a further aperture that will allow overview of our property and private space. For the window that is currently in place and glassed, we still have issue that this is currently in a building that is not inhabited and only used as storage for the owners. With the proposed plans of this out building converted into a dwelling, this will then present a permanent visual intrusion to our external and internal living space in both day and night time hours.

## **2. Proposed Car port.**

Ref P-002-Site plan states that the parking will now be constructed of 'geo-grid permeable paving' superseding the timber framed car ports. This is however still sited immediately next to sleeping quarters of two young children and although the removal of the structure has been actioned, the request for relocation regarding safety for our neighbouring property and occupants has been ignored.

Again, we would highlight the current Standard Operating Procedures for fighting EV fires is vast volumes of water or letting it run out of charge. Crews will typically Establish an initial cordon (often at least 15 m, potentially more in open areas) and position upwind to avoid toxic vapours and potential vapour cloud explosion (VCE) from thermal runaway.

A petrol or Diesel vehicle with a fire incident would likely cause the same risk threat as an EV fire.

With a potential incident like this occurring in such a confined space, with realistically only a single point of access for the Fire crew operators to attempt to control it from, this is

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<sup>3</sup> 023-Proposed North West Elevation and 020-Proposed Ground floor plan.

<sup>4</sup> Email Correspondence Page 9



something that we do not see to be a logical and justifiable decision to grant, being within feet of sleeping quarters of the neighbouring property.

Removing the wall (Curtilage of Town Well) to create parking is not a necessity for the property as there is ample parking within the Town well boundary. The car port can be positioned to the South Western aspect of the outbuilding where there is ample space.

#### **4. Build process- Noise and environmental disruption.**

As previously stated in both Statements, noise and dust effects on our private garden space will inevitably happen. This is not welcomed in our own private space and having to restrict our children from their own garden space is not acceptable. Windows and doors will have to remain closed whilst the work is in progress and this will unfortunately still not prevent dust and dirt from entering our property. The building work will more than likely span over a long timeline due to the complexities of a listed building.

Another concern of ours is the requirement of scaffolding and potential crane work that will be conducted on removal of structural sections of the outbuilding. Restriction of movement within our own garden and property may well have to be considered and highlighted if this proposal is granted. I will undoubtedly have to move from my home office for the majority of the proposed work, which could be detrimental to my employment and a potential financial burden enforced upon our family due to having to rent an office space at an alternate location.

Such close proximity to our property is deleterious to the mental wellbeing of our young children. Continuous noise pollution will also be detrimental to the residents surrounding the proposed site. If this planning application is granted and the build is completed to the proposed design, one final area of concern will be the amended glass house that has grown considerably. This footprint although not visually linked to our privacy concerns as previously stated, will hold potential disruption issues for us as well as other residents in close proximity to the outbuilding. A Glass house structure will have a limited level of noise suppression, and with the proposed plan of leasing this out in a short term contract (AirBnB or market equivalent), we have concerns about how future tenants of this property will behave with social events throughout the working week as well as weekend breaks.

#### **5. Policy Conflict**

The proposal conflicts with Policy SD1 of the Herefordshire Local Plan Core Strategy<sup>4</sup>, which requires that any development respects residential amenity and protects the character and spacing of the local area. In addition, the stable building conversion scale of the glass house on the ground floor detracts from its historic preservation and would be contrary to Policy LD4. Parking concerns have been raised which conflict with Policy MT1.

#### **6. Conclusion**

We would still like to formally request that both the Case Planning Officer and the Planning Committee Members, must visit our property ahead of making any decision on this application as well as all other adjacent properties that would be affected by this proposed development. Photographs unfortunately do not allow individuals to understand the depth of field or distance correctly. Imagery can be found within the link allocated to footnote<sup>1</sup> within this document and a number of our continued concerns can also be found within.

Mr G Lake & Mrs L Lake.