



**ORDINARY MEETING**  
**7.30pm 19<sup>TH</sup> MARCH 2025**  
**RISBURY VILLAGE HALL**

**MEETING PAPERS**

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# Humber, Ford & Stoke Prior Group Parish Council

*Chairman:*  
Cllr. Hugh Fowler-Wright  
The Cider Mill  
Humber  
Herefordshire HR6 0NE

*Clerk to the Council:*  
Allan Drew  
The Coach House  
Pencombe  
Herefordshire HR7 4RL

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Councillors are summoned to an ordinary meeting of the Group Parish Council to be held on

**Wednesday 19<sup>th</sup> March 2025 at 7.30pm  
in Risbury Village Hall**

which will consider the business set out in the agenda below.

8<sup>th</sup> March 2025

Allan Drew, Clerk to the Council

## AGENDA

### 14/25 Apologies for absence

*To receive:* any apologies for absence.

*To consider, if necessary:* excusing absence of members to the following meeting.

### 15/25 Declaration of interests and dispensations

*To receive and record:* any declarations of interest in agenda items in accordance with the Code of Conduct adopted in July 2021.

*To consider:* any applications for dispensations in accordance with Standing Order 25.

### 16/25 Co-option to vacancy following resignation of Cllr. Derek Silk in accordance with Standing Order 11(d).

*To receive:* Applications from candidates

*To resolve:* by secret ballot to appoint a suitable applicant to fill the vacancy

### 17/25 Minutes of previous meetings

*To approve:* draft minutes of the meetings held on 15 January 2025

### 18/25 Chairman's announcements

*To note:* any announcements from the Chairman.

### 19/25 Public participation

*Under Standing Order 8, any member of the public may make a statement or give evidence to the meeting on any business to be transacted or any other business, and ask or answer questions. At the discretion of the Chairman such participation may be permitted under the relevant agenda item.*

### 20/25 District Councillor's report

*To receive:* a report from Ward Councillor Bruce Baker.

### 21/25 Planning Committee and planning applications update

**(a) To consider for comment new applications to be determined by Herefordshire Council.**

#### **Ford & Stoke Prior**

**242476 Railway Cottage Stoke Prior HR6 0LQ** Proposed external insulation and render to gable end and back of house.

**250389 The Dingle Stoke Prior Lane HR6 0NB** Application for variation of condition 2 of permission P241774/FH (Proposed demolition of lean-to's and construction of rear extension together with minor alterations) to allow minor alterations to the design to raise the height of the roof.

#### **Humber**

No new applications

**To note: updates on current planning applications**

#### **Ford & Stoke Prior**

**241366 - Land at Lamb Inn, Stoke Prior, HR6 0NB:** Proposed change of use of the Lamb Inn Public House to use as a single dwelling house and retention of external staircase, first floor terrace and railings. **Undecided**

**233094 Priory Farm Stoke Prior HR6 0ND.** The construction and retention of a rural worker's dwelling, seminar room and a range of eight stables with ancillary tack and hay store. **Undecided**

**223610 Land north of Bowley Court farm** Change of use from a water storage lagoon to a water and anaerobic digestate storage lagoon (retrospective). **Undecided.**

**200705 Land adjoining Croft Gate Farm Stoke Prior.** Proposed new dwelling and garage adjacent to Croft Gate farm. Pending S106 agreement **Approved with Conditions**

**Note: given the implications for HFSP NDP the decision notice is included in the meeting papers.**

**204437 Plot 1 Land at Old Hall Stoke Prior HR6 0LH** Proposed construction of a new self-build custom home and garage **Undecided - on hold due to phosphates**

#### Humber.

#### **242083 Land at Gob's Castle Risbury Leominster Herefordshire**

Application for approval of details reserved by conditions 4, 5 & 6 attached to planning permission

213908. Approval of details reserved by condition

**Condition 4 not discharged, 5&6 discharged**

**241806 Oak Tree View Risbury HR6 0NQ** Proposed Conversion of Building to a self-build dwelling House **Undecided**

#### **212600 - Land adjacent to Risbury Cross Cottage, Risbury HR6 0NG**

Approval of reserved matters following outline approval 181648 (residential development of 6 houses).

**Undecided - on hold due to phosphates**

#### **212473 Dev 1 Land adjacent to Risbury Cross Cottage Risbury HR6 0NG**

Proposed permission for the siting of a caravan to provide accommodation on site during the construction of a dwelling on Plot 5 approved under application ref 181648.

**Undecided- on hold due to phosphates.**

#### **211802 - Land at Gob's Castle Risbury Leominster Herefordshire**

Application for approval of details reserved by conditions 3 7 9 10 11 12 13 15 18 19 & 21 attached to planning permission 173687.

**Undecided**

**193259 New House Farm Risbury HR6 0NQ** Outline planning for proposed housing development on land at New House Farm. **Undecided**

#### **22/25 General Financial Matters**

*To consider:* payments for authorisation

#### **23/25 Lengthsman & PROW**

*To consider:* details of applicants for Lengthsman contract and appoint a satisfactory applicant

*To receive:* update on current Lengthsman activities

*To consider:* any other works required within the Group Parishes.

#### **24/25 The Lamb Inn**

*To receive:* updates on purchase of The Lamb Inn

#### **25/25 The Annual Parish Meeting**

*To consider:* date, format and content for the annual Parish Meeting

#### **26/25 Purchase of BT phone box Stoke Prior**

*To receive:* update on purchase/use of BT kiosk No. 6 in Stoke Prior

#### **27/25 Flood Group for Parishes**

*To receive:* update from Cllr. Yair on Herefordshire flood meeting

#### **28/25 Current projects**

*To receive:* updates on current projects

Traffic Management Plan Cllrs. Grace & Marston

Environment Cllrs. Yair & Hinton

#### **29/25 Matters for discussion at the next meeting**

##### **Date of next meeting**

*To note:* the next scheduled meeting will be on Wednesday 21<sup>st</sup> May 2025 at 7.30pm in Stoke Prior village hall

The Chairman will close the meeting

# Humber, Ford & Stoke Prior Group Parish Council

## Draft Minutes

of the ordinary Meeting of the Group Parish Council on Wednesday 15<sup>th</sup> January 2025 at 7.30pm in Risbury Village Hall

### Present:

Cllr. Ken Bemand  
Cllr. Sarah Sneyd  
Cllr. Anne Grace  
Cllr. Tim Yair,

Cllr. Hugh Fowler-Wright (Chairman)  
Cllr. Rob Pugh  
Cllr. Chris Marston  
Cllr. Janette Fullwood  
Cllr. James Hinton

Ward Councillor Bruce Baker, Clerk & RFO: Allan Drew

Two members of the public attended.

### 1/25 Apologies for absence

Apologies were received from Cllr. Derek Silk, and Cllr. Richard Thomas.

### 2/25 Declaration of interests and dispensations

None declared

### 3/25 Minutes of previous meetings

The draft minutes of the meetings held on 20 November 2024 and 11 December 2024 were approved and signed by the Chairman

### 4/25 Chairman's announcements

The Chairman had no announcements

### 5/25 Public participation

*Under Standing Order 8, any member of the public may make a statement or give evidence to the meeting on any business to be transacted or any other business, and ask or answer questions. At the discretion of the Chairman such participation may be permitted under the relevant agenda item.*

No members of the public raised any matters

### 6/25 District Councillor's report

Ward Councillor Bruce Baker reported-  
Cllr. Baker reported that-

- The Government is proposing that 2 tier Local Authorities join with adjacent authorities to form larger units based around the unitary model. In effect this abolishes the District/County Council model in use in many areas. Importantly small unitary councils, including Herefordshire have also been invited to participate in these plans. These new authorities are expected to have resident populations of about 0.5m people (current Herefordshire population is 188k residents). Government hopes these arrangements will be in place by 2028. Currently it is unlikely that Parish Councils will be affected directly by the proposals
- The Code of Conduct for Councillors in local authorities is being updated and the new arrangements will include more sanctions if Councillors break the rules. Standards Committees will return and Councillors can be suspended for a variety of new "offences". This revised Code will apply to Parish Councils.
- The by-pass is progressing. Current activity is around assembling the necessary funding. The first part will be the Southern Link road. Clearly a new Wye bridge will be required, likely to be West of the City.

Cllr. Grace asked if the new Code would apply to the decision to cancel the by-pass which had cost the taxpayer £22m. Given the cancellation was a major topic at the 2019 election it would be unlikely that the Code could be applied.

### 7/25 Planning Committee and planning applications update

**(b) To consider for comment new applications to be determined by Herefordshire Council.**

#### Ford & Stoke Prior

No new applications

#### Humber

No new applications

**To note: updates on current planning applications**

**Ford & Stoke Prior**

**233037 Ashwood House Stoke Prior HR6 0LG** Application for the discharge of details reserved by condition 3 attached to planning permission 232181 **Approved**

**241366 - Land at Lamb Inn, Stoke Prior, HR6 0NB:** Proposed change of use of the Lamb Inn Public House to use as a single dwelling house and retention of external staircase, first floor terrace and railings. **Undecided**

**233094 Priory Farm Stoke Prior HR6 0ND.** The construction and retention of a rural worker's dwelling, seminar room and a range of eight stables with ancillary tack and hay store. **Undecided**

**223610 Land north of Bowley Court farm** Change of use from a water storage lagoon to a water and anaerobic digestate storage lagoon (retrospective). **Undecided.**  
This application is due to be determined by Herefordshire Planning and Regulatory Committee. However, at the Committee meetings of 23 October 2024 and 11 December 2024 this application was not on the agenda. The next meeting on 22 January 2025 has not yet been posted.

**200705 Land adjoining Croft Gate Farm Stoke Prior.** Proposed new dwelling and garage adjacent to Croft Gate farm. Pending S106 agreement **Undecided**

**204437 Plot 1 Land at Old Hall Stoke Prior HR6 0LH** Proposed construction of a new self-build custom home and garage **Undecided - on hold due to phosphates**

**Humber.**

**242083 Land at Gob's Castle Risbury Leominster Herefordshire**

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**241806 Oak Tree View Risbury HR6 0NQ** Proposed Conversion of Building to a self-build dwelling House **Undecided**

**212600 - Land adjacent to Risbury Cross Cottage, Risbury HR6 0NG**  
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**212473 Dev 1 Land adjacent to Risbury Cross Cottage Risbury HR6 0NG**  
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**211802 - Land at Gob's Castle Risbury Leominster Herefordshire**

Application for approval of details reserved by conditions 3 7 9 10 11 12 13 15 18 19 & 21 attached to planning permission 173687. **Undecided**

**193259 New House Farm Risbury HR6 0NQ** Outline planning for proposed housing development on land at New House Farm. **Undecided**

**Undecided**

**Undecided**

**8/25 General Financial Matters  
Report from the RFO.**

Bank balance on 13 January 2025 is £15604.08

### Q3 Bank reconciliation

<b>HFSP CASHBOOK 2024-25</b>					
<b>Date</b>	<b>Details</b>	<b>Receipt</b>	<b>Payment</b>	<b>Classification</b>	<b>Running Balance</b>
01/10/2021	Balance brought fwd	17563.68			17563.68
16/10/2024	CM Mercer TP72	150.00		Adverts	17713.68
17/10/2024	West Mercia Police	2465.63		Grants	20179.31
21/10/2024	EM Davis WM engraving L/Cpl Preece-Price		60.00	War Memorial	20119.31
21/10/2024	Certainly Wood	150.00		Adverts	20269.31
24/10/2024	Stoke Prior Village Hall	400.00		Other Income	20669.31
29/10/2024	T Dines electrical TP69	200.00		Adverts	20869.31
31/10/2024	Unity Trust Bank		5.40	Bank Charges	20863.91
06/11/2024	Michael Potter	1479.00		Other Income	22342.91
13/11/2024	MGL Communications	100.00		Adverts	22442.91
21/11/2024	Rock Awnings QU 4874		1772.99	Other Expenditure	20669.92
21/11/2024	A M Drew Clerk's October salary		1045.46	Clerk	19624.46
21/11/2024	A M Drew Clerk's November salary		414.21	Clerk	19210.25
21/11/2024	Autela payroll		81.66	Administration	19128.59
21/11/2024	Gwent web design		223.20	Website & IT	18905.39
21/11/2024	DC Gardening Services		426.00	Lengthsman	18479.39
21/11/2024	SPVH18 Sept meeting		25.00	Hire of Halls	18454.39
21/11/2024	RVH 14 August meeting		16.00	Hire of Halls	18438.39
21/11/2024	RVH 20 November meeting		24.00	Hire of Halls	18414.39
21/11/2024	Barrington Print November Pump		489.00	Parish Pump	17925.39
21/11/2024	Barrington Print October Pump		489.00	Parish Pump	17436.39
21/11/2024	Tangled Web		330.00	Website & IT	17106.39
21/11/2024	PKF Littlejohn		252.00	Insurance, audit, professional	16854.39
21/11/2024	HMRC PAYE October		833.08	HMRC	16021.31
21/11/2024	HMRC PAYE November		276.00	HMRC	15745.31
21/11/2024	Hugh Fowler-Wright refund Remembrance Day wreaths		129.23	Other Expenditure	15616.08
30/11/2024	Service charge		6.00	Bank Charges	15610.08
31/12/2024	Service charge		6.00	Bank Charges	15604.08
<b>Oct-Dec</b>	<b>Sub-totals for period (Horiz.)</b>	<b>4944.63</b>	<b>6904.23</b>		
	Sub -totals for period (Vert)	4944.63	6904.23		
	Balance check	15604.08	OK		
	Reconciliation	OK	OK		
	<b>Totals for financial year to date</b>	<b>28693.16</b>	<b>14709.93</b>		

# Your Account Statement



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Unity Trust Bank plc  
PO Box 7193  
Planetary Road  
Willenhall  
WV1 9DG

1018684212 | 00468

Mr Allan Drew  
Humber Ford & Stoke Prior Group Parish Council  
The Coach House  
Pencombe  
Bromyard  
HR7 4RL



**Date:** 31/12/2024

**Account Name:** Humber, Ford & Stoke Prior Group Parish Council

**Swift Code (BIC):** NWBKGB2L  
**IBAN Number:** GB93NWBK60023571418024

**Sort Code:** 608301  
**Account Number:** 20430401

Your arranged overdraft limit is £0.00

Go Paperless! Receive your statements online and we'll notify you by SMS or email when they're available to view. Simply log into Your Online Banking and update your statement preferences or give us a call on 0345 140 1000



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### Contact Us

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- Email us: [us@unity.co.uk](mailto:us@unity.co.uk)
- Visit us: [unity.co.uk](https://www.unity.co.uk)

1018684212 | 00468 | 00001 | 00003 |

### Your Current T1 account transactions:

Date	Type	Details	Payments Out	Payments In	Balance
30/11/2024		Balance brought forward	£0.00	£0.00	£16,300.29
03/12/2024	Faster Payment Debit	B/P to: HMRC PAYE	£276.00	£0.00	£16,024.29
03/12/2024	Faster Payment Debit	B/P to: A M Drew	£414.21	£0.00	£15,610.08
31/12/2024	Fee	Service Charge	£6.00	£0.00	£15,604.08

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Statement number 067



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*Handwritten signature: H Fowler-Wright*

Signed.....Chairman. ....

*Handwritten signature: Allan Drew*

# Budget Monitoring Report Period 10 (January )2025

BUDGET MONITOR					2024-25			
			OUTTURN 2022-23	OUTTURN 2023-24	BUDGET 2024-25	YEAR TO DATE	FORECAST OUTTURN	VARIANCE FROM BUDGET
1	Precept		12289.00	15000.00	15344.00	15322.00	15344.00	0.00
2	Pump Advertising		575.00	2391.00	2500.00	2362.00	2500.00	0.00
3	Pump Postage		40.00	40.00	40.00	20.00	40.00	0.00
4	Grants		0.00	7729.00	2400.00	6317.63	12981.00	10581.00
5	Other Income		115.12	108.06	500.00	1879.00	1900.00	1400.00
6	VAT Reclaim		0.00	2751.62	2073.00	2097.15	2097.00	24.00
7	CW Fundraising		2070.18	300.45	300.00	695.38	695.00	395.00
8	Other Projects		2080.00	0.00	0.00	0.00	250.00	250.00
9	<b>TOTAL INCOME</b>		<b>17169.30</b>	<b>28320.13</b>	<b>23157.00</b>	<b>28693.16</b>	<b>35807.00</b>	<b>12650.00</b>
<b>EXPENDITURE</b>								
10	Clerk		4403.50	4343.36	4919.00	4140.87	5000.00	-81.00
11	Administration		445.88	411.66	500.00	337.78	500.00	0.00
12	Insurance, audit, professional		887.38	1235.32	1200.00	657.44	1200.00	0.00
13	Website & IT		155.00	451.99	500.00	516.00	520.00	-20.00
14	Hire of Halls		200.00	167.00	200.00	137.00	200.00	0.00
15	Training and development		0.00	229.36	0.00	0.00	0.00	0.00
16	Equipment		1065.22	890.50	100.00	785.92	800.00	-700.00
17	Maintenance		0.00	0.00	50.00	0.00	50.00	0.00
18	HMRC		733.60	1105.24	1300.00	3006.13	3560.00	-2260.00
19	Other		86.00	579.13	100.00	1738.87	1750.00	-1650.00
20	<b>DAY TO DAY EXPENDITURE</b>		<b>7976.57</b>	<b>9413.56</b>	<b>8869.00</b>	<b>11320.01</b>	<b>13580.00</b>	<b>-4711.00</b>
<b>PROJECTS</b>								
21	War Memorial		5678.00	403.00	60.00	60.00	0.00	60.00
22	Parish Pump		4260.00	5338.88	4000.00	4442.00	5100.00	-1100.00
23	Lengthsman		6271.00	9095.00	5400.00	355.00	7600.00	-2200.00
24	Community Week		1933.00	435.00	450.00	330.00	450.00	0.00
25	Environment Project			0.00		0.00		0.00
26	Road Safety			500.00	2750.00	2848.52	2750.00	0.00
27	Welcome pack			516.40	0.00		0.00	0.00
28	Trails Booklet				1000.00	821.00	821.00	179.00
29	Project B				0.00	0.00	0.00	0.00
30	Project C				0.00	0.00	0.00	0.00
31								
32	<b>PROJECTS EXPENDITURE</b>		<b>18142.00</b>	<b>16288.28</b>	<b>13660.00</b>	<b>8856.52</b>	<b>16721.00</b>	<b>-3061.00</b>
33	Reclaimable VAT on the above		2110	2072	1800	1111.74	2300.00	500.00
	VAT from 2023-24					0.00		
34	<b>TOTAL EXPENDITURE</b>		<b>26118.57</b>	<b>25701.84</b>	<b>22529.00</b>	<b>21288.27</b>	<b>32601.00</b>	<b>-7272.00</b>
35	<b>SURPLUS</b>		<b>-8949.27</b>	<b>2618.29</b>	<b>628.00</b>	<b>7404.89</b>	<b>3206.00</b>	<b>2578.00</b>

<b>NOTES FOR 2024-25 BUDGET</b>	
1	As agreed at meeting 7 February 2024
2	Budget should be easily achieved given current progress
3	Nominal amount
4	Lengthsman scheme updated to include £2376 base grant & £1188 match funded Nominated Task. Drainage grant of £3100 also included. Other drainage grant monies of £3600 has also been allocated but will be paid directly by HFC so has not been included here. £2465 from WM Police now received. (Note: also includes £3852 from 2023-24)
5	Donation of £1479 for purchase of gazebos included.
6	As 2023-24 outturn
7	Now updated with CW results
8	Trails project expects £250 for advertising in the booklet.
9	
10	Increased due to move to SP26 but no real increase in net salary
11	
12	Increased payment to internal auditor (£50 up to £200).
13	Increased cost for .GOV website (But also includes some billed arrears from Gwent web design)
14	
15	
16	Salt boxes and sandbags
17	
18	Increased due to salary award to SP26 and move to higher tax band
19	Now includes gazebos from donation line 5, wreaths
20	
21	Engraving for S. Preece (Price)
22	Prices have risen by about £30/issue. Reducing pages trend not maintained.
23	£5600 grants + £2000 Parish spend
24	Estimate similar to 2023-24
25	No spend last year. Council to agree way forward on this project.
26	Budget raised to £2750 following Police grant. Traffic Data invoice now included.
27	Project closed
28	Project completed, invoices now included.
29	
30	
31	
32	
<b>33</b>	
<b>34</b>	
35	

**Notes on Budget Monitor Period 10 (January 2025)**

A full analysis of the income and expenditure was presented at the November meeting. These numbers include all the expenditure up to and including January 2025.

The income forecast has increased by £250 since November 2024 due to selling advertising in the Trails booklet. The predicted outturn is now £35807 but will depend on the precise timing of grant refunds from Herefordshire.

The expenditure budget monitor shows another increase in day to day expenditure due to purchase of salt boxes, salt and sandbags - £780. As a result the forecast surplus has fallen to £3206 but offset by lower costs on the Trails booklet and the advertising revenue from this project.

The Project expenditure shows little change since November although the effect of decisions taken after the 11 December flooding meeting have not yet been fully estimated. However, they may well be containable within the existing budget (line 23) since the Parish budget of £2000 was not fully committed.

In summary the budget is in a healthy condition and the likely surplus generated this year will be a useful addition to reserves for (probably) combatting flooding.

## Draft budget for 2025-26

					2025-26	NOTES
	INCOME	OUTTURN 2023-24	FORECAST OUTTURN 2024-25	VARIANCE FROM BUDGET	FORECAST (DRAFT) BUDGET	
1	Precept	15000.00	15344.00	0.00		
2	Pump Advertising	2391.00	2500.00	0.00	2750.00	Increased by 10%. May be achieved for 24-25 with currently strong advertising revenues.
3	Pump Postage	40.00	40.00	0.00	40.00	
4	Grants	7729.00	12981.00	10581.00	10000.00	Lengthsman & drainage grants will hopefully continue
5	Other Income	108.06	1900.00	1400.00	0.00	
6	VAT Reclaim	2751.62	2097.00	24.00	2300.00	
7	CW Fundraising	300.45	695.00	395.00	500.00	Estimate only. Under control of CW committee.
	Other Projects	0.00	250.00	250.00	0.00	
8	<b>TOTAL INCOME</b>	<b>28320.13</b>	<b>35807.00</b>	<b>12650.00</b>	<b>15590.00</b>	
	<b>EXPENDITURE</b>					
9	Clerk	4343.36	5000.00	-81.00	5100.00	Updated to include SP26 + 2024-25 salary award
10	Administration	411.66	500.00	0.00	525.00	+5% uplift for likely inflation
11	Insurance, audit, professional	1235.32	1200.00	0.00	1260.00	+5% uplift on likely inflation
12	Website & IT	451.99	520.00	-20.00	500.00	Cancel unused domains
13	Hire of Halls	167.00	200.00	0.00	200.00	Current rates maintained
14	Training and development	229.36	0.00	0.00	250.00	New Cllr. training by HALC
15	Equipment	890.50	800.00	-700.00	200.00	Nominal amount
16	Maintenance	0.00	50.00	0.00	100.00	Nominal amount
17	HMRC	1105.24	3560.00	-2260.00	3500.00	Linked directly to Clerk's salary
18	Other	579.13	1750.00	-1650.00	200.00	Remembrance Day wreath
19	<b>DAY TO DAY EXPENDITURE</b>	<b>9413.56</b>	<b>13580.00</b>	<b>-4711.00</b>	<b>11835.00</b>	Costs down mainly due to donations not being forecastable.
	<b>PROJECTS</b>					
20	War Memorial	403.00	0.00	60.00	0.00	Project completed 2022-23
21	Parish Pump	5338.88	5100.00	-1100.00	5100.00	Maintain 2024-25 running rate
22	Lengthsman	9095.00	7600.00	-2200.00	7600.00	Annual Mtce £2376. Nom task £1188 Drainage£2100 Parish budget £2000
23	Community Week	435.00	450.00	0.00	450.00	As 24-25 but under control of CW committee
24	Environment Project	0.00	0.00	0.00	2000.00	Holding position pending sponsors estimates
25	Road Safety	500.00	2750.00	0.00	1000.00	May be supplemented by further grants
26	Welcome pack	516.40	0.00	0.00	0.00	Completed
27	Trails Booklet	0.00	821.00	0.00	0.00	Completed
28	<b>PROJECTS EXPENDITURE</b>	<b>16288.28</b>	<b>16721.00</b>	<b>-3061.00</b>	<b>16150.00</b>	
29	Reclaimable VAT on the above	2072	2300.00	500.00	2300.00	
30	<b>TOTAL EXPENDITURE</b>	<b>25701.84</b>	<b>32601.00</b>	<b>-7272.00</b>	<b>30285.00</b>	

## Draft Precept for 2025-26

Following agreement of the draft budget it is straightforward to establish the minimum draft precept requirement. (The minimum precept is that required to achieve a balanced budget with no year-end surplus).

From the above draft budget, in summary-

Budget Heading	Value £
Income (excluding Precept) Line 8	15590
Total Expenditure Line 30	30285
Income - Expenditure	-14695

The minimum precept is £14695. Currently for 2024-25 the precept is £15344, £649 above the draft budget requirement.

The tax base information shows that number of Band D equivalent houses has risen by about 2%

Parish Council Meeting	No. of Band D equivalent properties 24/25	No. of Band D equivalent properties 23/24	No. of Band D equivalent properties 22/23	No. of Band D equivalent properties 21/22
Humber, Ford & Stoke Prior Group Parish Council	305.66	298.81	299.75	292.71

Last year the precept was set at £51.35 per household or  $298.81 \times 51.35 = £15344$ .

For 2025-26 maintaining the rate per household would yield  $51.35 \times 305.66 = £15696$  or approximately £1000 more than that required to balance the budget.

### Flooding.

The Clerk provided a briefing laying out the current issues around flooding-

- there are growing concerns amongst residents about the flooding problems.
- flooding was mentioned in 2023 by Cllr. Marston and led to a justified re-examination of the precept in the light of 2023-24 very heavy autumn rainfalls. .
- frequency and violence of storm/heavy rainfall is increasing and doing so quite quickly.
- 11 December meeting showed that residents expect to see remedial action.
- current resources fall well short of requirements.

Now is the time to consider an extra lift of the precept to create a storm/resilience fund.

If created such a fund would be ring-fenced for flooding works only. Council is well placed to make good use of such a fund-

- There is grant money to map drainage assets and so identify key blackspots
- There are lead Councillors on drainage whose work can be augmented by creating working groups or similar.
- We have a contracted Lengthsman and other contractors used last year to deal with required works.
- Finally there is a groundswell of resident opinion that expects both the Parish and the County to start fixing this issue.

Council discussed raising the precept by a significant sum to create a resilience fund.

After considerable debate and options examination it was resolved to raise the precept as follows

Year	Total Precept £	Cost/household £
2024-25	15,344	51.35
2025-26	22,696	74.31

The Clerk will submit the precept requirement of £22,696 for 2025-26 to Herefordshire Council

The £7,000 extra raised above inflation from this increase will be added to the existing £3,000 flooding reserve to create a ringfenced reserve of £10,000

This decision will be reviewed annually at the precept setting stage. If successful as a flooding mitigation fund the option to top up to £10,000 annually may be discussed. Alternatively if the fund is not utilised nor effective then return of the fund to the community will be discussed.

### Income received since last meeting -

Nil

### Payments made since last meeting

No.	Name	Ex-VAT £	VAT £	Total £	Details
1	A M Drew	1045.46	0.00	1045.46	Clerk's October 2024 salary. Includes increase to SP26+arrears from 1/4/24
2	A M Drew	414.12	0.00	414.12	Clerk's November salary
3	Autela	68.22	13.64	81.86	Payroll. Now 4-monthly billing
4	Gwent web design	186.00	37.20	223.20	Email hosting ((4/7/23 - 4/7/25). Web hosting (.org.uk)
5	DC Gardening Services	355.00	71.00	426.00	Digging out & stoning around SPVH noticeboards
6	SPVH	25.00	0.00	25.00	18 September 2024 meeting
7	RVH	16.00	0.00	16.00	14 August 2024 meeting
8	RVH	24.00	0.00	24.00	20 November 2024 meeting
9	Barrington Print	489.00	0.00	489.00	November 2024 Pump 360 copies
10	Barrington Print	489.00	0.00	489.00	October 2024 Pump 360 copies
11	Tangled Web	330.00	0.00	330.00	Support & hosting 11/24-10/25
12	PKF Littlejohn	210.00	42.00	252.00	External auditor fee
13	HMRC PAYE	833.08	0.00	833.08	PAYE & Employers NI October 2024
14	HMRC PAYE	276.08	0.00	276.08	PAYE November 2024
15	Hugh Fowler-Wright	107.69	21.54	129.23	Refund for Remembrance day Wreaths
	<b>TOTAL</b>	<b>4868.65</b>	<b>185.38</b>	<b>5054.03</b>	

### Payments for Authorisation

No.	Name	Ex VAT £	VAT £	Total £	Details
1	A M Drew	413.81	0.00	413.81	December 2024 salary
2	A M Drew	413.81	0.00	413.81	January 2025 salary payable 15 January 2025
3	Barrington Print	489.00	0.00	489.00	December 2024 Pump 360 copies, 40 pages
4	Barrington Print	821.00	0.00	821.00	Trails booklet 400 copies, 68 pages
5	Traffic Data	2585.00	517.00	3102.00	A44 Traffic survey
6	A M Drew	275.90	55.18	331.08	Salt boxes & salt Refund to Clerk
7	A M Drew	379.03	75.81	454.84	Sandbags Refund to Clerk
8	HMRC	276.40	0.00	276.40	December 2024 PAYE
9	HMRC	276.40	0.00	276.40	January 2025 PAYE
			0.00	0.00	
	<b>TOTAL</b>	<b>5930.35</b>	<b>647.99</b>	<b>6578.34</b>	

## 9/25 Lengthsman & PROW

Following the 11 December meeting the Lengthsman has been instructed on all the relevant work within Council's annual plan-

- Annual maintenance Plan
- Ditching works at Wheelbarrow, Risbury Court area, Blacksmiths Lane

Additionally the Lengthsman has been asked to quote for work at Lowbrook/Hollywall, The Heath and on C1110 east of Risbury.

New works have arisen from the 11 December meeting -

- Drainage in the area around St Lukes church would be improved if an additional drain was created. Mr Fullwood, a Bury resident had noted how the slope of the road could be used to good effect by placing a roadside drain at a specific location. Much of the water from the road could then be diverted into the roadside drain. **Lengthsman to provide a quotation.**
- A depth marker at Ford bridge would be a worthwhile safety addition since vehicles are increasingly being stranded in unexpectedly deep water from the Lugg. **Double sided surface mount depth gauges are available at about £200 ex-VAT. The lengthsman would be instructed to install the depth gauge**
- The gully cleaning machine would be sent to clear the drains from Hill Top to the War Memorial in Stoke Prior. **Arrangements for instructing such work are not yet clear but the Clerk will progress with Herefordshire.**
- The area around SPVH noticeboards has washed out and needs remedial action. After some discussion it was agreed that plastic gravel containers used in car parks could be the answer and the Clerk would discuss and instruct the Lengthsman as required. (The ECOGRID product looks suitable). **Discuss with Lengthsman and instruct as necessary.**
- Sandbags would be purchased and available in several locations. These locations would be-  
One third each at-  
Great Marston (Philip Brown)  
Stoke Prior Village Hall  
Steensbridge (Brook House & Humber Close)

As requested the Lengthsman has been told that Councillors wish to accompany him on some works.

There was discussion around the drainage maps and in summary there was some grant money to improve the current maps (which still exist but are limited). The Clerk was in correspondence with both Cllrs. and residents to improve the maps using grant funds.

There was also interest in obtaining advice from a qualified hydrologist to ensure that Council's plans were making the best use of the resources available. Cllr. Yair mentioned that there is a requirement for Herefordshire Council to embed a climate change adaptation officer into the climate change team.

Cllr. Hinton reported that he had discussed the issue of Ms Jackson's alleged overflowing pond with both Matthew and Jenny Jackson. They had assured him there was no problem with the outlet pipe but that with exceptional rainfall the level in the pond rises and then flows over the road.

Some new information has arrived from Herefordshire Council which eases timescales. In brief the Annual Maintenance Plan and Nominated task should still be completed by end of March 2025. However, the end date for the drainage grant and PROW funding has been extended by 3 months to end of June 2025.

### **Donation to Humber Church**

Council had received a request from the Churchwarden of Humber Church for financial assistance with the costs of grass cutting. After discussion the matter was put to the vote and the result was 3 votes in favour, 3 votes against and 4 abstentions. The Chairman used his casting vote against providing funding with the statement that the Council is not prepared to fund maintenance work, although it might look more favourably on projects funded by capital.

### 10/25 Update to Council's Community Resilience Plan

Mr Philip Brown explained the background to the Plan (which was developed in 2015 during his tenure as Clerk). He summarised the chief benefits from the plan as-

A very useful directory of contacts and resources

Team of emergency co-ordinators had been crucial to managing through the COVID-19 crisis.

Mr Brown was prepared to update the plan to reflect current available resources particularly to establish any change in contact details and whether those named are still available to be called on if necessary.

Cllr. Hinton said that he and Cllr. Yair had been thinking along the same lines for a climate change resilience plan. It now seemed that this Community Plan covered much of this ground.

There was a high level of support from Council for such a Plan and its revision was agreed. To assist Mr Brown three Councillors – Cllr. Fowler-Wright, Cllr. Yair and Cllr. Hinton – agreed to form a working group with Mr Brown. Other residents could be co-opted if required.

Cllr. Marston mentioned that the school had had to close very suddenly due to the very heavy downpour. This had highlighted the issue that many of the pupils come from a distance away but parents had difficulty reaching the school due to flooding. Some explicit arrangements for the school within the updated Plan would be required.

### 11/25 The Lamb Inn

The Chairman explained that he was on the Lamb working group and was meeting Mark Haslam of CAMRA to discuss possible steps to bring the Lamb Inn into community ownership. Mike Wyldes is active in the community and has arranged a village meeting for 28 January to discuss the possibility of forming a Community Benefit Society as a vehicle to bring the Lamb into community ownership. Cllr. Yair had been asked to be liaison between the CBS and the Council. The Chairman noted that the price of the Lamb shown on Rightmove had dropped to £500k.

It was likely that the CBS would apply to have the Lamb listed as an asset of community value (ACV)

### 12/25 Current projects

Updates on current projects

Trails booklet

Cllr Fowler-Wright

This project is now closed. The Chairman thanked Philp Brown and Ian Fullwood for their most valuable support and contributions.

Traffic Management Plan Cllrs. Grace & Marston

Cllr, Grace is holding a meeting to review the data from the traffic survey. She had held a meeting in December with Simon Hobbs Head of Traffic Safety at Herefordshire Council, West Mercia Police, Cllr. Bruce Baker and a representative from Herefordshire Highways department (works for Callum Bush). Mr Hobbs explained that a reduction in speed limit on this part of the A44 might well produce increased risks from some drivers overtaking the now slower drivers who were obeying the limit. Instead, he suggested that improving visibility at the bend roughly outside Cllr. Grace's property.

As a result, Cllr. Grace reported that she had removed the hedge which had obscured much of the bend. She had also cleaned some of the highway signage and she was still awaiting erection of the new sign recently commissioned. However, she hoped it would be installed in the next few weeks.

The next traffic survey is due in February/March and Cllr. Grace was keen to see if the actions taken so far had had an effect.

Environment Cllrs. Yair & Hinton

Cllr. Hinton commented that the proposed climate change resilience plan should be combined with the Community Resilience Plan and that combination is now underway.

### 13/25 Matters for discussion at the next meeting

#### Date of next meeting

*To note:* the next scheduled meeting will be on Wednesday 19<sup>th</sup> March 2025 at 7.30pm in Risbury village hall

The meeting closed at 9.50pm.

Signed.....Chairman

Date.....

# Agenda item 21/25 Planning Committee and planning applications update

*To consider for comment new applications to be determined by Herefordshire Council.*

## Ford & Stoke Prior

**242476 Railway Cottage Stoke Prior HR6 0LQ** Proposed external insulation and render to gable end and back of house.

**250389 The Dingle Stoke Prior Lane HR6 0NB** Application for variation of condition 2 of permission P241774/FH (Proposed demolition of lean-to's and construction of rear extension together with minor alterations) to allow minor alterations to the design to raise the height of the roof.

## Humber

No new applications

### (a) To note: updates on current planning applications

#### Ford & Stoke Prior

**241366 - Land at Lamb Inn, Stoke Prior, HR6 0NB:** Proposed change of use of the Lamb Inn Public House to use as a single dwelling house and retention of external staircase, first floor terrace and railings. **Undecided**

**233094 Priory Farm Stoke Prior HR6 0ND.** The construction and retention of a rural worker's dwelling, seminar room and a range of eight stables with ancillary tack and hay store. **Undecided**

**223610 Land north of Bowley Court farm** Change of use from a water storage lagoon to a water and anaerobic digestate storage lagoon (retrospective). **Undecided.**

**200705 Land adjoining Croft Gate Farm Stoke Prior.** Proposed new dwelling and garage adjacent to Croft Gate farm. Pending S106 agreement **Approved with Conditions**

Council had objected strongly to this development since this plot had been specifically reserved as open space within the HFSP NDP. It must be remembered that the NDP underwent rigorous scrutiny from residents, Herefordshire Council and a planning inspector. Any parts of the Plan not compliant with local and national policies had to be withdrawn but the open space at the south end of Croft gate had been retained. To now have an application approved perhaps indicates the extent to which NDPs have been devalued by changes to planning policies. (Note that even if Council were so minded this decision to grant permission can only be challenged through the Courts). The Chairman asked that the decision notice from Herefordshire Planning is published-

## **Town and Country Planning Act 1990**

## **Planning and Compensation Act 1991**

# PLANNING PERMISSION

### **Applicant:**

Mr Edward Brechtmann  
Kingsland Sawmills  
Kingsland  
Leominster  
Herefordshire  
HR6 9SF

### **Agent:**

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Date of Application: 10 March 2020

Application No: 200705

Grid Ref: 352007:256859

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### **Proposed development:**

**SITE:** Land adjoining Croft Gate Farm, Stoke Prior, Leominster, Herefordshire, **DESCRIPTION:** Proposed new dwelling and garage adjacent to Orchard Croft, Stoke Prior.

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THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that PLANNING PERMISSION has been **GRANTED** for the development described above in accordance with the application and plans submitted to the authority subject to the following conditions:

### **Standard Conditions**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

### **2. Approved Plans**

Except where stipulated by other conditions attached to this permission, the development hereby approved shall be carried out in accordance with the following approved plans and supporting technical documents:

- Site Plan D1611.14 Rev I - June 24
- Site Plan (Surface Water Drainage Layout) D1611.14 Rev H - June 24
- Garage Plan D1611.23
- Elevations Plan D1611.22 Rev C
- Floor Plans D1611.21 Rev D
- Nutrient Neutral Assessment and Mitigation Strategy Report Ref: NNAMS/010
- Surface Water Soakaway Tests and Sizing Calculations May 24
- Planning Statement

Reason: Reason: To ensure the development is carried out in accordance with the approved details in the interests of securing a satisfactory form of development with accords with policies SD1, LD1 and LD4 of the Herefordshire Local Plan Core Strategy, policies HFSP1, HFSP2, HFSP3, HFSP4 and HFSP8 of the Humber, Ford and Stoke Prior Group Neighbourhood Development Plan and the National Planning Policy Framework

### **Pre-commencement conditions**

#### **3. Orchard Management Plan / HRA Mitigation**

No development shall commence until an Arboricultural/ Orchard Management and Monitoring Plan (AMMP) has been submitted to, and approved in writing by, the Local Planning Authority. The content of the AMMP shall be based on the supplied NNAMS and include, but not necessarily be limited to, the following information:

1. Description and evaluation of features to be managed; including location(s) shown on a site map;
2. Landscape, ecological and arboricultural trends and constraints on site that might influence management;
3. Aims and objectives of management;
4. Appropriate management options for achieving aims and objectives;
5. Prescriptions for management actions;
6. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 5-10-year period);
7. Details of the body or organisation responsible for implementation of the AMMP;
8. A Monitoring Strategy, including details of the appropriate success criteria, thresholds, triggers and targets against which the effectiveness of the mitigation measures being monitored can be judged; frequency, timings and Locations for data gathering; methods for data gathering and analysis; mode, method, frequency of updates and reporting to the Local Planning Authority, including how contingencies and/or remedial action will be identified, agreed with the Local Planning Authority, and then implemented;
9. Timeframe for reviewing the AMMP ; and

10. Details of how the aims and objectives of the AMMP will be communicated to the occupiers of the development. The AMMP shall also include:

11. Details of the legal and funding mechanism(s) by which the long-term implementation of the AMMP will be secured by the developer with the management body/ies responsible for its delivery.

12. The AMMP shall be implemented and maintained in full in accordance with the approved details for no less than 80 years following first occupation of the dwelling hereby approved on the site.

Reason: To ensure that the scheme of orchard planting proposed to serve as mitigation for the effects of the development on water quality and the River Wye / River Lugg SAC is implemented, effective and maintained for the lifetime of the development in order to comply with policies SS6, SD2, SD4 and LD2 of the Herefordshire Local Plan Core Strategy, HSLP14 and HSLP16 of the Humber, Ford and Stoke Prior Group Neighbourhood Development Plan, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations (2017) and NERC Act (2006).

## **Conditions to be Discharged**

### **4. External Materials**

Prior to the installation of the materials on site, details and/or samples of materials to be used externally for walls, roofs, doors and windows shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the materials harmonise with the surroundings so as to ensure that the development complies with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy, policies HFSP4 and HFSP8 of the Humber, Ford and Stoke Prior Group Neighbourhood Development Plan and the National Planning Policy Framework.

### **5. Landscaping**

Prior to completion or first occupation of the approved development, whichever is the sooner, a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall include a scaled plan identifying:

- a) All proposed planting, accompanied by a written specification setting out; species, size, quantity, density with cultivation details.
- b) All proposed hardstanding and boundary treatment.

Reason: To safeguard and enhance the character and amenity of the area in order to conform with policies SS6, LD1, LD3 and LD4 of the Herefordshire Local Plan - Core Strategy, policies HFSP4 and HFSP8 of the Humber, Ford and Stoke Prior Group Neighbourhood Development Plan and the National Planning Policy Framework.

### **6. Water Efficiency**

Prior to the first occupation of any of the residential development hereby permitted written evidence / certification demonstrating that water conservation and efficiency measures to achieve the 'Housing – Optional Technical Standards – Water efficiency standards' (i.e. currently a maximum of 110 litres per person per day) for water consumption as a minimum have been installed / implemented shall be submitted to the Local Planning Authority for their written approval. The development shall not be first occupied until the Local Planning Authority have confirmed in writing receipt of the aforementioned evidence and their satisfaction with the submitted documentation. Thereafter those water conservation and efficiency measures shall be maintained for the lifetime of the development

Reason: In order to ensure that water conservation and efficiency measures are secured to safeguard water quality and the integrity of the River Lugg (Wye) SAC in accordance with policies SS6, SD2, SD4 and LD2 of the Herefordshire Local Plan Core Strategy, HSLP14 and HSLP16

of the Humber, Ford and Stoke Prior Group Neighbourhood Development Plan, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations (2017) and NERC Act (2006).

## 7. **Biodiversity Enhancement**

Prior to first occupation of the dwelling hereby approved, evidence of the suitably placed installation within the site boundary of 1 x bat roosting box, 1 x bird nesting box and 1 x hedgehog home should be supplied to and acknowledged by the local authority; and shall be maintained hereafter as approved unless otherwise agreed in writing by the local planning authority.

Reasons: To ensure Biodiversity Net Gain and species and habitats enhancement having regard to the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations (2017), National Planning Policy Framework, NERC Act (2006), Herefordshire Local Plan - Core Strategy policies LD1, LD2 and LD3.

## **Compliance and Monitoring Conditions**

### 8. **Removal of PD Rights**

Notwithstanding the provisions of article 3(1) and Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking or re-enacting that Order with or without modification), no development which would otherwise be permitted under Classes A, D, E and F of Part 1 Schedule 2 shall be carried out.

Reason: The LPA seeks to remove permitted development rights so that it can maintain control over potential future development which would increase the level of impermeable surface on the site, as any increase in this regard would undermine the development's nutrient budget and subsequently the efficacy of the mitigation required to ensure the development achieves the nutrient neutrality needed to ensure compliance with the Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2, SD3 and SD4 and HSLP14 and HSLP16 of the Humber, Ford and Stoke Prior Group Neighbourhood Development Plan.

### 9. **Implementation and retention of approved Drainage Scheme**

The foul and surface water drainage arrangements (as set out on the approved plans D1611.14 Rev I and Report Ref: NNAMS/010 – Graf One2Clean with discharge limit of 1.6mg/l) shall be implemented and operational prior to the occupation of the dwelling hereby approved. Thereafter, the approved foul and surface water scheme shall be managed and maintained as approved for the lifetime of the development.

Reason: In order to ensure Nutrient Neutrality and comply with The Conservation of Habitats and Species Regulations 2017, as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019' (the 'Habitats Regulations'), National Planning Policy Framework, NERC Act (2006) and Herefordshire Local Plan - Core Strategy policies SS1, SS6, LD2, SD3 and SD4 and policies HSLP14 and HSLP16 of the Humber, Ford and Stoke Prior Group Neighbourhood Development Plan.

### 10. **Landscaping Implementation**

With regards to the landscaping scheme approved pursuant to Condition 5, all planting, seeding or turf laying shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which die, are removed or become severely damaged or diseased within 5 years of planting will be

replaced in accordance with the approved plans. The hard landscaping shall be carried out concurrently with the development and completed prior to the first occupation of the dwelling.

Reason: To ensure implementation of the landscape scheme approved by local planning authority in order to conform with policies SS6, LD1, LD3 and LD4 of the Herefordshire Local Plan - Core Strategy, HFSP4 and HFSP8 of the Humber, Ford and Stoke Prior Group Neighbourhood Development Plan and the National Planning Policy Framework.

### **Additional Information (BNG):**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for development of land in England is deemed to have been granted subject to the condition (biodiversity gain condition) that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan, if one is required in respect of this permission would be Herefordshire Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. Based on the information available, **this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun** because one or more of the statutory exemptions or transitional arrangements in the list below is/are considered to apply.

1. The application for planning permission was made before 12 February 2024.

### **Informatives:**

- 1 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against planning policy and any other material considerations. Negotiations in respect of matters of concern with the application (as originally submitted) have resulted in amendments to the proposal. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 2 The Authority would advise the applicant (and their contractors) that they have a legal Duty of Care as regards wildlife protection. The majority of UK wildlife is subject to some level of legal protection through the Wildlife & Countryside Act (1981 as amended), with enhanced protection for special "protected species" such as Badgers, Great Crested Newts, all Bat species, Otters, Dormice, Crayfish and reptile species that are present and widespread across the County. All nesting birds are legally protected from disturbance at any time of the year. Care should be taken to plan work and at all times of the year undertake the necessary precautionary checks and develop relevant working methods prior to work commencing. If in any doubt it advised that advice from a local professional ecology consultant is obtained. All retained trees and hedgerows should be subject to appropriate secured root protection areas as identified in BS5837:2012 (2m buffer for hedgerows).

Planning Services  
PO Box 4  
Hereford  
HR4 0XH



**ANDREW BANKS**  
**DEVELOPMENT MANAGER**

Date: 22 January 2025

## Notes

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

The applicant is advised that additional Council Tax payments may be sought in the event that the Valuation Office, who routinely monitor decision notices, consider any part of the development hereby permitted to be self-contained. This assessment is particularly likely to be the case in respect of flats, basement conversions, granny annexes, studio rooms and log cabins and/or where the additional accommodation contains its own kitchen, bathroom and bedroom. Further information can be found on the Council's website at <https://www.herefordshire.gov.uk/search?q=annexes>

## Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, or 12 weeks if the scheme is for that of "household" development using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

## Right to Challenge the Decision of the High Court

Currently there are no third party rights of appeal through the planning system against a decision of a Local Planning Authority. Therefore, if you have concerns about a planning application and permission is granted, you cannot appeal that decision. Any challenge under current legislation would have to be made outside the planning system through a process called Judicial Review (JR).

The decision may be challenged by making an application for judicial review to the High Court. The time limits for bringing such challenges are very strict, and applications need to be made as soon as possible after the issue of the decision notice. So, if you think you may have grounds to challenge a decision by Judicial Review you are advised to seek professional advice as soon as possible.

These notes are provided for guidance only and apply to challenges under the legislation specified. If you require further advice on making an application for Judicial review, you should consult a solicitor or other advisor or contact the Crown Office at the Royal Courts of Justice, Queens Bench Division, Strand, London, WC2 2LL (0207 947 6000). For further information on judicial review please go to <http://www.justice.gov.uk>

The Council has taken into account environmental information when making this decision. The decision is final unless it is successfully challenged in the Courts. The Council cannot amend or interpret the decision. It may be redetermined by the Council only if the decision is quashed by the Courts. However, if it is redetermined, it does not necessarily follow that the original decision will be reversed.

## Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

**204437 Plot 1 Land at Old Hall Stoke Prior HR6 0LH** Proposed construction of a new self-build custom home and garage  
**Undecided - on hold due to phosphates**

**Humber.**

**242083 Land at Gob's Castle Risbury Leominster Herefordshire**

Application for approval of details reserved by conditions 4, 5 & 6 attached to planning permission

213908.Approval of details reserved by condition

**Condition 4 not discharged, 5&6 discharged**

**241806 Oak Tree View Risbury HR6 0NQ**

Proposed Conversion of Building to a self-build dwelling House

**Undecided**

**212600 - Land adjacent to Risbury Cross Cottage, Risbury HR6 0NG**

Approval of reserved matters following outline approval 181648 (residential development of 6 houses).

**Undecided - on hold due to phosphates**

**212473 Dev 1 Land adjacent to Risbury Cross Cottage Risbury HR6 0NG**

Proposed permission for the siting of a caravan to provide accommodation on site during the construction of a dwelling on Plot 5 approved under application ref 181648.

**Undecided- on hold due to phosphates.**

**211802 - Land at Gob's Castle Risbury Leominster Herefordshire**

Application for approval of details reserved by conditions 3 7 9 10 11 12 13 15 18 19 & 21 attached to planning permission 173687.

**Undecided**

**193259 New House Farm Risbury HR6 0NQ**

Outline planning for proposed housing development on land at New House Farm.

**Undecided**

## Agenda item 22/25 General Financial Matters

### Report from the RFO.

Bank balance on 9 March 2025 is £7,781.18

#### Payments made since last meeting. (minute 8/25)

No.	Name	Ex-VAT £	VAT £	Total £	Details
1	A M Drew	414.21	0.00	414.21	December 2024 salary
2	A M Drew	413.81	0.00	413.81	January 2025 salary payable 15 January 2025
3	Barrington Print	489.00	0.00	489.00	December 2024 Pump 360 copies, 40 pages
4	Barrington Print	821.00	0.00	821.00	Trails booklet 400 copies, 68 pages
5	Traffic Data	2585.00	517.00	3102.00	A44 Traffic survey part 1
6	A M Drew	275.90	55.18	331.08	Salt boxes & salt Refund to Clerk
7	A M Drew	379.03	75.81	454.84	Sandbags Refund to Clerk
8	HMRC	276.40	0.00	276.40	December 2024 PAYE
9	HMRC	276.40	0.00	276.00	January 2025 PAYE
10	SPVH	25.00	0.00	25.00	11 Dec. 2024 hall hire
11	Service charge	6.00	0.00	6.00	Jan 2025 bank charges
12	Service charge	6.00	0.00	6.00	Feb 2025 bank charges
13	Traffic Data	2110.47	422.09	2532.56	A44 survey part 2 (as agreed at July 2024 meeting)
	TOTAL	8078.22	1070.08	9147.90	

Note Payments 11, 12 & 13 were made after the meeting - see "Details"

#### Income received since last meeting –

No.	Name	Amount £	Details
1	Neate Electrics	100	Advert TP73
2	Monkland Parish Council	1225	Contribution to Traffic Data exercise
	TOTAL	1325	

Payments for Authorisation					
No.	Name	Ex VAT £	VAT £	Total £	Details
1	A M Drew	414.21	0.00	414.21	February 2025 salary
2	A M Drew		0.00	0.00	March 2025 salary (payable 25 March 2025)
3	Barrington Print	448.00	0.00	448.00	Inv 13625 Feb 2025 Pump. 360 copies x32 pages
4	Barrington Print	460.00	0.00	460.00	Inv 13741 March Pump 360 copies x36 pages.
5	Humber Parish Rooms	24.00	0.00	24.00	Room hire 19 March 2025
6	Humber Parish Rooms	24.00	0.00	24.00	Room hire 15 January 2025
7	A M Drew	584.08	116.82	700.90	Refund for Lengthsman advert Hereford Times
8	A M Drew	37.49	7.50	44.99	Refund for Office 365 software
9	HMRC	276.00	0.00	276.00	PAYE February 2025
10	HMRC		0.00	0.00	Paye March 2025
11	HALC	637.20	127.44	764.64	Subscriptions 2025-26
12	Enviroloo	166.66	33.33	199.99	Hire of toilets for Community Week
13	Autela	85.28	17.06	102.34	Payroll (4 months)
			0.00	0.00	
			0.00	0.00	
	TOTAL	3156.92	302.14	3459.06	

Council is invited to review and agree these payments.

## Agenda item 23/25 Lengthsman & PROW

Since the January meeting events have gone badly for the Lengthsman program of work. On 29 January the Clerk received a letter of resignation from D C Garden Services discontinuing their involvement with immediate effect with the Group Parish. This was a very disappointing outcome given the work Council required had been instructed early in January and there had been no response from Mr Campbell until his letter of resignation. The reason given was that with the loss of his son Jake he was now having to reduce his work commitments.

Inevitably this placed Council's sizeable works program in jeopardy. Since 29 January the Clerk has been fully engaged in trying to fill the gap left by D C Garden Services. As of 9 March the Clerk has interviewed four possible replacements, three of which have said they would be keen to take on the work. The fourth declined being already fully committed with work in other Parishes. Of the three who were keen two have "disappeared" and ultimately produced reasons why they could not actually undertake the work as they said they would. These actions added weeks to the already late start to the works.

The third person Alex Davidson of Risbury seems keen to get started. Rob Pugh and the Clerk met with Alex on 26 February and showed him around the Parish. He was asked to produce quotations for the works but as of 9 March none have been received.

Herefordshire have been asked for an extension of 1 month to the current end date which is 31 March for the Annual Maintenance Plan and the Nominated Task. However, this request has been refused by Herefordshire. The Drainage grant has already been extended to end of June.

Hopefully there will be better news available at the 19 March meeting.

Meanwhile the Lengthsman contract has to be re-tendered. Adverts were placed in the Hereford Times on 27 February and 5 March. Notices are on the website & noticeboards and all residents on the Council email list (about 260 addresses) have been asked to forward any names of contractors who may be interested. Mr Davidson is also being encouraged to apply.

## Agenda item 24/25 The Lamb Inn

Mike Wyldes will attend the meeting and provide an update on the purchase of the Lamb Inn for the community. Meanwhile he has provided this summary report-

Dear GPC A brief report on The Lamb Inn

1. Myself and 5 other local residents have applied to form The Stoke Prior Community Benefit Society Limited
- 2 the intention of that group was to buy and run the Lamb Inn as a community pub
3. Myself and Jayne Hayward approached Lyn Windmill with a note asking to meet her before our public meeting in 28th January
4. We met and talked and we told her we were keen to buy the pub, she wasn't against that idea, but told us it was worth the £500k she had it up for sale at.
- 5 we told her we were going to apply for ACV and she said she would object.
- 6 we asked for permission to access for purposes of a survey, she agreed and we commissioned a valuation by Sidney Phillips - this came in at £350k
- 7 we gave her a copy of the survey report, and met again
- 8 she said she was keen to move, but still thought £500k was a good price for the pub in a good state of repair. We said it was nearer to £350k we left, not very hopeful
- 9 the next day she called to say the price has dropped to £385k. 10% above valuation. We said we were interested and went to the agent. She knew nothing about the price drop.
10. They told us they had great interest and were doing viewings and a sealed. I'd process for 14th March
11. We were informed that the ACV listing had been rejected due to lack of community use in the recent past. No right to appeal

12. We offered to buy by 1st August . They said no it's going to sealed bids. One firm bid and 3 others interested. Met 2 other couples in and around the village, both interested, and planning a wet pub, no food and no rooms.

13. I decided with my son Kieran, who is in the pub trade to make an offer personally.

14. I emailed Jack Dyer and Becky Dunn (the estate agent) to ensure the planning consent to be a pub was being considered.

15 the offer from Kieran at £385k has been accepted

16 the intention is for this to be a bridging step towards community ownership. That path has not yet been decided, but the time pressure is no longer a factor.

17. The planning application for change of use was denied.

18 we aim to progress works to be able to reopen, serve food and have 3 en suite double letting rooms. Target opening date 1st June

19 to be continued

#### Lessons

1. Keep a close eye on community activity, and apply for ACV status within 5 years of closure. This was fatal to our ACV application. The ACV would have helped the community to bid, but ultimately the rapid sale means we can open for the summer season.

2. Direct communication ensures both sides understand each other and can rapidly change minds.

3 don't get upset if people do their jobs in a way that you disagree with

4. Don't give up

#### Thanks to

1. Hugh for constant support. Immediate responses to messages and email and very sound advice throughout.

2 the community for being so clear that they wanted their pub back

## Agenda item 26/25 Purchase of BT phone box in Stoke Prior

BT has advertised that the phone kiosk outside the Lamb Inn will be de-commissioned. The kiosk is however, listed so BT will be unable to remove it although the telephone equipment will be removed. However, the community has been offered the opportunity to buy the kiosk should it wish.

Typically the price is a nominal £1 to transfer the kiosk to the Parish Council at which point Council would be responsible for maintenance, insurance etc. BT will leave the electricity supply connected and they will pay the bill into the future. They do retain the right to disconnect the kiosk though this is probably just a legal safeguard for them.

Since this kiosk is grade 2 listed (1391657) no changes can be made to its status without a consultation period of 90 days. Herefordshire Council undertake this consultation and the Clerk has registered Council's interest in adopting the kiosk. BT Payphones has advised that this 90 day period has now started.

Most kiosks need some sort of restoration after adoption but all the parts required are available from specialist suppliers. Cost for a full renovation is up to about £1000, at which stage the value of the kiosk is around £5-6,000. Often there is community fundraising to pay for the renovation.

In terms of future uses many kiosks house community resources such as public access defibrillators, book exchanges, local information hubs, etc.

Council should discuss and agree whether to adopt the kiosk.

# Agenda item 27/25 Flood Group for Parishes

Councillor Yair attended a meeting of Herefordshire Flood Groups on 30 January. His notes from that meeting follow-

## Flood groups, Parish Councils meeting on 30<sup>th</sup> January 2025

### Overview

#### Introduction

Councillor Nick Mason introduced himself as the Ward Councillor for Weobley and as Cabinet Lead for Flooding Support within the administration, and has been asked by the Leader of the Council (Jonathan Lester) to lead the Council's strategic response to flooding. About 30 parish or local community flood groups were represented.

Herefordshire Council is increasing the amount of support it is providing, but there's a limit to what it can do. It has included a £2m allocation within the budget. Additional staff resource has been redeployed in the Council to this work in the interim until additional full-time staff are recruited.

The Council will be changing some of the processes to make it easier for those who are flooded out of their property to receive Council Tax relief.

The Council will be working with flood groups to share the experiences and learnings. Herefordshire has got some knowledgeable flood groups within the county and wants to other groups to ensure they have got the ability to run autonomously.

#### Case Studies

David Lane (Orleton Parish Council Chairman), Colin Taylor (Greyfriars Avenue, Hereford), and Jerry Blythe (Eardisland Parish Councillor) all provided shared the experiences and activities of their respective Parishes. This included establishing Flood Groups (some dating back to the late 1990s), developing action plans, overcoming challenges, and supporting their local areas. Liz Fowler from the Environment Agency also provided information on flood alerts and warning systems provided by the EA.

This prompted a lot of discussion between Herefordshire Council, the Environment Agency and the Parishes. Below are some notes about various topics that were raised:

#### Community flood signage scheme

Under the Flood Volunteer scheme, Herefordshire Council grants fully trained Community Flood Signage Volunteers permission to close roads. They are registered as council volunteers so that they are covered by Herefordshire Council's insurance.

Volunteers should not be putting themselves at risk, so whilst technically could apply to all roads, the scheme is being trialled on minor roads, where vehicles can be safely stopped from creating bow waves which can cause further damage to property.

Each community has agreed trigger points for action – this could be a river reaching a set level or a road becoming submerged to kerb level. These trigger points are agreed between the council and local communities.

#### Community equipment

Herefordshire Council are interested to know what other community equipment might be required to deal with flooding incidents.

### Further guidance and information

Herefordshire Council is looking to develop clearer guidance on riparian rights and will also host a webinar on this topic (details on this soon).

There is lots of existing guidance and resources:

[Quick guide for farmers and advisers](#)

<https://www.herefordshire.gov.uk/downloads/file/22580/guidelines-for-riparian-owners>

Guidance on making changes to a watercourses:

<https://www.herefordshire.gov.uk/flooding-2/flood-management/4#watercourse>

[Government guidance for owning a watercourse](#)

<https://www.gov.uk/guidance/owning-a-watercourse>

Nature based ideas to reduce flood risk:

<https://www.gov.uk/guidance/use-nature-based-solutions-to-reduce-flooding-in-your-area>

Flood risk activities – environmental permits:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Here is a link to a blog explaining the EAs approach to floods and dredging:

<https://environmentagency.blog.gov.uk/2021/12/23/floods-and-dredging/%20explains%20the%20Environment%20Agency's%20approach>

Rural Hub Herefordshire has produced a [simple farmer guide](#) to make the requirements of Farming Rules for Water easier to understand and comply with.

There are a number of sources of information about property and flood resilience.

Herefordshire Council has contacted the EA regarding the development of a flooding app, but in the meantime suggests signing up for Flood Alerts and Warnings here:

<https://www.gov.uk/sign-up-for-flood-warnings>

<https://www.herefordshire.gov.uk/pfr>

<https://www.befloodready.uk/herefordshire>

[Property Flood Resilience - Environment Agency - Citizen Space](#)

<https://floodmary.com/>

### Flood Groups

Herefordshire Council are keen to support Flood Groups and would like to hear how best they can do this, please contact HC via [floodrisk@herefordshire.gov.uk](mailto:floodrisk@herefordshire.gov.uk)

Herefordshire Council and BBLP have regular discussions with Flood Groups regarding the best way to work together to resolve any issues that we can.

This recent online meeting is a start of additional dialogue with the Flood Groups. There will be more of these meetings, webinars and information via [floodrisk@herefordshire.gov.uk](mailto:floodrisk@herefordshire.gov.uk)