

# STAUNTON ON WYE GROUP PARISH COUNCIL

**MINUTES** of an extraordinary meeting of Staunton on Wye Group Parish Council called by the Chairman under the provisions of Standing Order 6(a) held on Monday 12<sup>th</sup> January 2026 at 7 p.m. at Staunton on Wye Village Hall, Herefordshire.

**PRESENT:** Councillor Nigel Sellar (Chairman) and Councillors Annette Andrews, Barbara Arthur, Loraine Boddington, Michael Jones, Edward Pearson-Gregory, Jeremy Price, Wendy Shepherd, Richard Skyrme and Stephen Williams.

**In attendance:** David Thame (Clerk)

Councillor Robert Highfield (Castle Ward, Herefordshire Council)

Jake Perrett and Mark Owen (OHA Architects)

Fifty-four members of the public

## **2025/83. To Receive Apologies for Absence**

None, all present.

## **2025/84. To Receive any Declarations of Interest and Requests for Dispensations**

Councillors Skyrme, Williams, Sellar, Andrews and Pearson-Gregory declared a prejudicial interest as trustees of the Jarvis Eleemosynary Charity, owning almshouses immediately adjacent to the application site in respect of item 2025/86. The Clerk reported that they had each submitted a request for a dispensation under the terms of section 33(2)(a) of the Localism Act, 2011, to allow participation in the event that the meeting would not otherwise be quorate.

Councillors Boddington and Arthur declared a prejudicial interest as trustees of Staunton on Wye Village Hall, whose car park immediate adjoined land owned by the applicants in respect of item 2025/86, but was not included in the development as proposed. The Clerk reported that they had each submitted a request for a dispensation under the terms of section 33(2)(a) of the Localism Act, 2011, to allow participation in the event that the meeting would not otherwise be quorate, and 33(2)(c) because the dispensation is in the interests of persons living in the council's area.

The Clerk reported that the meeting would be inquorate without dispensations, a quorum being four and the number of unconflicted councillors being three.

It was **RESOLVED** that the dispensations requested by Councillors Boddington and Arthur be granted because the meeting would not otherwise be quorate, and because the dispensation is in the interests of persons living in the council's area.

## **2025/85. Public Session**

At the invitation of the Chairman Mr Perrett made a brief presentation on the redevelopment of the former Jarvis School site, and answered questions about the status of the existing planning consent for a nursing home, the scale and massing of development, highways issues, on the mix of housing, housing styles and on site access. Site access would be via School Lane, northern access from Weavers Orchard (U90423) would not be required. There was no anticipated need for the strip of land adjacent to the village hall. Herefordshire's Highways team had yet to respond to the planning consultation.

The Council received representations relating to items on the agenda.

A member of the public drew attention to the single-track nature of School Lane (U90403).

A member of the public expressed concerns about stresses on health and school infrastructure.

A member of the public commented that highways calculations were based on national norms which did not reflect local patterns of use of School Lane, particularly at school times.

A member of the public reminded the council that residents of the almshouses were pedestrian users of school lane to reach either the GP or the bus stop.

A member of the public acknowledged that Staunton on Wye would see housing growth, and that this was an appropriate site, but questioned the scale and mix of development.

A member of the public drew attention to the lack of pedestrian protection, or vehicle crossing points, on school lane. Based on the number of parking spaces envisaged even a modest number of vehicle movements in and out with conflict with other traffic at school gate times.

Questions were asked about site access.

Members of the public asked that section 106 money arising from the development be allocated within the parish.

A member of the public questioned three storey buildings close to the boundary with the playing field and the impact on privacy and nuisance.

A member of the public drew attention to reduced privacy distances (from 21m to 16m) on parts of the site, and how privacy screening was to be assured for residents of Weavers Orchard.

## **2025/86. Planning Consultation – 253285 (LBC) - Former Jarvis School, Staunton on Wye, Herefordshire, HR4 7NF and Planning Consultation - 253284 - Former Jarvis School, Staunton on Wye, Herefordshire, HR4 7NF**

Councillors Sellar, Andrews, Skyrme, Williams and Pearson-Gregory left the meeting.

Councillor Jones (Vice Chairman) in the Chair.

The Council received the report of the site visit on 6<sup>th</sup> January 2026 (attached). The Council proceeded to consider a response to the consultation for the conversion to 20 no. flats, the erection of 28 no. new-build dwellings, and associated works including drainage, landscaping and infrastructure works, and to the related consultation for listed building consent.

The Clerk reported comments received by Herefordshire Council and referred the Council to the Staunton on Wye Neighbourhood Development Plan, particularly to policies SOWH2 (New housing or other residential accommodation in Staunton Conservation area) and SOWE (Design and development principle, Old School and Staunton on Wye Conservation Area).

After discussion it was **RESOLVED** that, whilst the Council welcomes the principle of redevelopment, particularly of the Old School, the Council believes the current proposal represents over-development, and the Council objects as follows:

- (1) Staunton on Wye Neighbourhood Development plan policies SOWE (a) and (b) (iii) require development to include improved vehicular access to the A438, which the current proposals do not envisage. The existing junction of the A438 with U90403 offers limited visibility on a national speed limit A road. Traffic seeking alternative routes will cause residual cumulative impacts on the village road network.
- (2) The density and massing of development has forced unacceptable compromises on privacy and amenity to neighbouring dwellings, not least because the building line is pressed close to the boundary line. Staunton on Wye Development Plan policy SOWH2 (b) requires the applicants to demonstrate that there will be no unacceptable impacts on the privacy and amenity of dwellings within and adjacent to the Conservation Area, in particular:
  - (a) the upper floors of three storey dwellings with a building line immediately adjacent to the boundary with the playground will have no privacy screening from a public open space, will be exposed to risk from playground users (football, cricket); and
  - (b) development adjacent to bungalows at Weavers Orchard implies unacceptable impacts on privacy and neighbour amenity for existing dwellings: the Council questions the 21m separation distance, which appears to reduce to 16m, and relies on new planting for ground-level screening, in which context the Council draws attention to the Tree Officers' concerns about the extent of the loss of existing trees;
- (3) Three storey dwellings are inappropriate in Staunton on Wye: Staunton on Wye NDP Policy SOWD2 (i) states that “unless it can be demonstrated that the design and use of materials will result in a building of exceptional and unique architectural merit new building is encouraged to be of one or two storeys and of a scale which matches the surroundings.” In this context three-storey buildings compete with, and detract from the significance of, the listed former Jarvis School;
- (4) Immediate site access is compromised and inadequate: School Lane (U90403) is single track without a footway and with limited passing places. Around half the pupils at Staunton on Wye School are from outside the village and arrive by car and the Council anticipates serious disruption at certain times of the day and an unacceptable impact on highway safety;
- (5) In respect of U90403, the Council draws attention to the lack of a footway and to the use of the lane as access to both bus stop and GP surgery by the elderly residents of the Jarvis Almshouses (12 one-person homes, which in the context of a small village is not an insignificant proportion of the

population). Were they unable to use this pedestrian route safely their independence would be severely reduced, since they would require vehicular assistance. An equality impact assessment is requested before a decision is made. Without mitigation the Council fears this amounts to an unacceptable impact on highway safety;

(6) The applicant's transport survey relies on desk-top research. Collisions identified in paragraphs 3.11 and 3.12 of the transport report misrepresents the extent of the danger on the 166m stretch of the U90403 between its junction with the school and with the A438: the relevant factor is not the number of incidents (2) but the way that, due to road use and configuration, a small number of incidents magnifies into a relatively large number of casualties and vehicles involved (7 vehicles, 5 casualties). The Council has seen no recent evidence of traffic movements on this site as a baseline against which to measure either change or the relative danger (casualties as a ratio to movements), and requests the Planning Authority to seek such information from the applicant;

(7) In respect of listed building application 253285 the Council shares the Victorian Society's concern (response dated 16 December 2025) about proposed dormer windows and fenestration unsympathetic to the listed school building which would harm its setting. In particular, the Council agrees with the Victorian Society that gabled (rather than square) dormer windows would echo the gothic style of the school, and reduce the harm;

(8) The Council seeks clarification on the extent of the loss of category B trees; and

(9) Were the Planning Authority minded to grant consent with conditions which mitigate the Parish Council's concerns, the Parish Council requests a condition requiring work on the Old School to precede that on the new development.

#### **2025/87. Public Bodies (Admissions to Meetings) Act, 1960**

Councillors Sellar, Andrews, Skyrme, Williams and Pearson-Gregory rejoined the meeting.

Councillor Sellar (Chairman) in the Chair.

It was **RESOLVED** to exclude the press and public from the meeting for consideration of item 2025/88 because publicity is prejudicial to the public interest by reason of the confidential nature of the matter to be discussed.

#### **2025/88 Employment matter**

The Council considered the report of the Chairman and Vice Chairman of their probationary appraisal with the Clerk and after discussion it was **RESOLVED** that the Clerk be confirmed in position, and the appointment made permanent, and that the contracted hours be varied from five hours per week to seven hours per week.

The meeting closed at 9.05 p.m.

Confirmed as a correct record:

Signed \_\_\_\_\_ Date: \_\_\_\_\_