

**MEETING ARRANGED BY TITLEY & DISTRICT GROUP PARISH COUNCIL  
ON TUESDAY 9<sup>th</sup> APRIL 2024 AT 7.30PM  
AT TITLEY VILLAGE HALL**

**RE: DESIGN OF PROPOSED DWELLINGS AT BALANCE YARD, TITLEY**

**Councillors Present:** Cllr R Edwards (Chairman), J Mitchell, N Lloyd, R Sankey

**Clerk:** R Jones

**Present :** Mr Chris Vaughan (Mrs Vaughan's son), Mr Matt Tomkins (Planning Agent)  
Mr Clive Emerson (Hook Mason)

The Chairman opened the meeting and attendees introduced themselves.

A discussion took place regarding planning 192515, application for approval of reserved matters following outline approval (No: 160581 – site for erection of 5 4-bedroom dwellings).

The Chairman pointed out that the NDP had now been adopted.

The following points were raised and discussed:

- **The size of the dwellings** (5 4-bedroom dwellings).  
The Chairman asked whether the applicant would be willing to modify the dimensions of the residences and possibly provide a variety of sizes such as semi-detached 2/3 bedroom houses, along with a few detached properties. This would better cater to the needs of the local community, rather than solely offering large dwellings.  
*The agent stated that the approval was for the construction of 5 4- bedroomed dwellings and didn't think it could be changed.*

The Chairman referred to a letter received in October 2016 from Kevin Bishop, Lead Development Manager (Herefordshire Council), stating that the outline planning permission does not prevent a developer seeking to submit a scheme for 5 dwellings of a lesser number of bedrooms. The owner/agent was asked if they would consider asking Herefordshire Council if the size of the dwellings could be altered.

*Mr Tomkins asked for a copy of the letter from Kevin Bishop and agreed to contact Herefordshire Council to discuss if the size of the dwellings could be changed to include semi-detached properties.*

- **Access/Path To Access The Village**  
It was noted that the access had been approved when planning was granted. The Chairman asked if the owner had considered putting in a pathway to the village for pedestrian access from the site.  
*The agent commented that there was a red line around the site which had been approved at planning, therefore they couldn't instal a pathway as it would be outside the red line.*

- **Construction Materials**

A discussion took place regarding the proposed type of materials to be used in the construction of the dwellings. One main concern was plot 1 (the main farmhouse), which was shown as being constructed of red brick. A discussion took place and the owner/agent agreed to change the materials used in the construction of plot 1 to a mix of stone with timber cladding above, with some red brick, therefore using a mixture of materials. The Councillors commented that they would prefer the timber cladding to be horizontal rather than vertical on the top floor of the dwellings.

- **Renewable Energy**

It was noted that the following would be installed on the dwellings:

Solar panels

Air source heat pumps

Rain water catchment – this would include water butts

The properties would be connected to mains sewerage

- **External Lighting**

It was noted that planning conditions impose restrictions on the extent of external lighting that can be employed.

The Chairman closed the meeting by thanking everyone for attending.

Meeting closed 8.30pm.

Signed Chairman .....