

# CUSOP PARISH COUNCIL

**MINUTES** of an extraordinary meeting of Cusop Parish Council called by the Chairman under the provisions of Standing Order 6(a) held on Wednesday 29<sup>th</sup> July 2026 at 7 p.m. at Cusop Village Hall, Cusop, Herefordshire.

**PRESENT:** Councillor John Ievers (Chairman) and Councillors Joe Emmett, John Gibson, George Gilbert (except item 2026/57) and Julie Grigg.

**In attendance:** David Thame (Clerk)  
Twelve members of the public.

## **2026/54. Apologies for absence**

Apologies were received from Councillor Blayney.

## **2026/55. Declarations of Interest/Requests for Dispensations**

Councillor Gilbert declared a disclosable pecuniary interest as the tenant of land immediately adjoining the site of the development under consultation in item 2026/57.

## **2026/56. Public Session (15 minutes)**

A representative of the Berry's, the planning consultancy advising on the application consulted upon in item 2026/57, addressed the Council at the invitation of the Chairman.

A member of the public suggested bungalows could be part of the development.

A member of the public asked if the site plan/layout was now finalised.

A member of the public asked about the use, function and management of the semi-detached part of the site identified for biodiversity net gain.

A member of the public asked about the anticipated long-term management arrangements for the development, and the likely management company.

A member of the public drew attention to the consequences for the housing allocation likely to be required in the revised Cusop Neighbourhood Development Plan.

A member of the public invited the Council to consider establishing firm protection for the 35% allocation for affordable housing, for a local-user condition to be applied to that housing, and questioned whether there was some confusion in the promoters' minds about whether they were intending social housing.

A member of the public drew attention to reserve matters, particularly concern on design issues, the value of a local user condition applied to affordable housing, the necessity of protecting social benefits, the future use and management of the net biodiversity gain site, and the protection of site boundary hedges by their inclusion within the remit of the management company rather than individual householders.

A member of the public enquired the reason for the loss of an attractive line of poplar trees.

A member of the public drew attention to the desirability of a bus loop including the Co-Op and the new development.

A member of the public enquired about the potential for part of the open space on the site being allocated for allotments.

A member of the public expressed her belief that the proposed development would be a desirable place to live, and recalled the public approval for development at this site at the September 2025 consultation into site proposed for the revised Cusop Neighbourhood Development plan.

A member of the public expressed the hope that a controlled crossing could be installed as a consequence of section 106 funding arising from the scheme.

A member of the public requested information to allow the design of the entire scheme to be understood.

#### **2026/57. Planning Consultation - 261873 - Land adjoining Cherry Trees, Newport Street, Cusop, Herefordshire, HR3 5BZ**

Councillor Gilbert left the meeting.

The Council considered a response to the hybrid application - full application for access and conversion of stone barn to a single dwelling house and Outline planning application for 41 dwellings (incl. 15 affordable dwellings) including 15 two-bed, 20 three-bed and seven four-bed, or which three two-bed, ten three-bed and two-four bed would be affordable. The Clerk and members asked questions of the applicant's representative. The Clerk reported the planning checklist in the format agreed in January 2026 at Minute 2025/122.

After discussion it was **RESOLVED** that the Clerk, in consultation with the Chairman, respond to the planning consultation with the Council's support in principle for the application, taking note of the strong evidence of public support for development of this site shown during the draft NDP consultation in September 2025, the retention of the barn as a non-designated heritage asset, and the applicant's housing allocation's conformity with Cusop NDP Policy 4 (size of dwellings), and notes the pre-application advise which cautioned against further extension into open countryside, but drawing attention to the following issues to be resolved by conditions, or in future consultation on reserved matters:

- (a) the desirability of applying a local-user restriction to affordable housing;
- (b) clarity on the tenure, management, access and use of the semi-detached plot assigned for net biodiversity gain;
- (c) in view of Cusop NDP Policy 16, concern about the lack of detailed design, specified materials and finishes, for the barn refurbished, for which full consent is sought, seeking assurances that the historic character of the building is preserved and in particular that fenestration is appropriate, and indication of the wider design of the balance (outline consent sought), because it is not possible to judge one without the other; and further consultation on related reserved matters;

(d) the application provides no adequate evidence that it has addressed the concerns about light pollution identified in Cusop NDP Policy 15 (dark skies);

(e) conditions requiring clarity on the nature of management arrangements, in particular that boundary hedges contributing significantly to landscape context and to biodiversity and habitat should be in the control and ownership of the site management rather than of householders, even where they form a householder's boundary to open country;

(f) whether addressed through reserved matters, conditions or section 106 commitments, arrangements to ensure active transport (including a pedestrian crossing), a potential bus turning loop to connect the estate and the Co-op to the local bus network, and the potential for wider social gain including public facilities and/or allotments, and that the Council requests further consultation before a section 106 agreement is reached;

(g) disquiet about the loss of some standing trees which contribute significantly to the landscape context.

## 2026/58. Finance

Councillor Gilbert rejoined the meeting.

Councillor Gibson reported that he had completed the verification of the quarterly bank reconciliation to 30<sup>th</sup> June 2026, and was satisfied.

It was **RESOLVED** that the Clerk have delegated authority to settle Legnthsman's invoices presented before the meeting in October.

It was **RESOLVED** to invite Pyons Group Parish Council to consider the joint purchase of an A3 colour printer, but if they preferred not to proceed to contribute to the purchase of ink cartridges.

It was **RESOLVED** to approve the following invoices for payment:

|                                         |        |
|-----------------------------------------|--------|
| PV182 F A White (Playground inspection) | £62.50 |
| PV183 Admin expenses (printing)         | £62.00 |

It was **RESOLVED** to confirm approval of the following invoices paid under delegated authority or following resolutions of the Council:

|                                                            |         |
|------------------------------------------------------------|---------|
| PV181 NALC (Local Council Award)                           | £60.00  |
| PV180 Salary (tax month 4)                                 | £564.12 |
| PV179 HMRC (tax month 4)                                   | £184.45 |
| PV178 Autela Payroll Services                              | £76.50  |
| PV177 GWG Tree & Garden Care<br>(playground)               | £120.00 |
| PV176 GWG Tree & Garden Care<br>(Thirty Acres/Church Road) | £115.20 |

The Clerk reported the receipt of a claim from the Public Footpath Officer for the repayment of the expense of purchasing adequate secateurs, which he proposed to settle under the delegated budget authority.

At the meeting in October he would invite the Council to approve a limited purchasing account at Jones Home Hardware, to allow for further modest equipment purchases.

#### **2026/59. Dog Control Orders/Playground Byelaws**

The Council considered instructing the Clerk to report to the October meeting on dog control orders and playground byelaws.

After discussion it was **RESOLVED** that the Clerk report on both dog control orders and playground byelaws to the October meeting, but that in the meantime the notices agreed at Minute 2026/44 be proceeded with as a matter of urgency.

The meeting closed at 8.30 p.m.

Confirmed as a correct record:

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