

CREDENHILL PARISH COUNCIL



MINUTES OF THE EXTRA ORDINARY PARISH COUNCIL MEETING HELD AT CREDENHILL COMMUNITY HALL ON 11th AUGUST 2025

PRESENT:

Councillor Mr. Martin Leaton Chair (ML), Councillor Mr. Paul Beechey (PA), Councillor Mr. Chris Lewis (CL), Councillor Mr. Dan Fellows (DF), Councillor Mrs Sandra Cheasley (SC), Councillor Mrs Dot Pullen (DP), Councillor Mr. Paul Burrige (PB).

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

1 Members of the Press /Public present.

The Chair opened the meeting at 7.30 pm.

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

Councillor Mr. Andrew Slater (AS), Revd. Rana Davies-James (RD), Councillor Mr Paul Warrington (PW), Councillor Mrs Kelly Edwards (KE), Ward Councillor Mrs. Charlotte Taylor (CT).

ML read the following statement:

Herefordshire Council are to be criticized for:

1. Setting a short consultation period for P251908/F & P251909/L – 4 weeks
2. Refusing an extension of time for the Parish Council to provide comments on the applications.

This application was received at peak holiday time when many of the parish councillors, the District Councillor and Parish Clerk were on holiday for many days at the same time. The frustrating result being that no meaningful consultation could take place. On some days I was the only person available to the public and Herefordshire Council to “consult” and in fact both did so. Apart from having to convene a special meeting this illustrates the need for the extension denied us. Please pass these comments on to Councillor Taylor and record them in the Minutes.

2. Declarations of Interest & Dispensations

- 2.1. ML declared an interest in item 4, being a neighbouring property to the applicant. ML signed the declarations of interest’s book and left the room. Vice Chair, Cllr Paul Beechey chaired the meeting for the remainder of the agenda.
- 2.2. No written applications for dispensation received.

3. Public Question Time

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

Simon Peberdy confirmed that he and his wife (the applicants) have been available during the consultation period.

The clerk had received 2 representations from members of the public who were unable to attend the meeting but wished to express their views on the applications being considered under item 4.

The clerk read out both emails (see appendix A and B). PA shared the objections raised on the planning portal from Mr Robertson of Ash House and Mr & Mrs Jackson from 1 The Cresnet with the council.

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4. Planning (PA, AS)

To consider the following planning applications:

Reference	Details	CPC Status	HC Previous Status	HC New Status
P251908/F	Land at Town Well - Proposed conversion of stable outbuilding into a residential dwelling. Works include a two-storey extension, single storey extension, balcony and balustrade. Internal works including insulation. Proposed carport to include removal of wall.	NEW	NEW	Comments by 14/08/2025
P251909/L	Land at Town Well – Listed building consent for application P251908/F	NEW	NEW	Comments by 14/08/2025

Both applications were discussed in detail.

PB proposed to submit the following objections to the plans submitted, seconded by DF, all councillors in agreement.

Comments on Planning Applications P251908/F & P251909/L - Town Well, Station Road, Credenhill Hereford. HR4 7DW

Credenhill Parish Council wishes to make comment upon reflection of its collective community concerns for the applications referenced above.

Whilst the Parish Council fully supports and understands the need for development and improvement within our community, It has concerns regarding the impact it would have on neighbouring properties, particularly in relation to privacy, natural light, and overall residential amenity.

Heritage and Conservation Concerns

The building in question is a designated Grade II listed structure, and as such, any development must comply with the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires that special regard be given to the desirability of preserving the building and its setting (Sections 16 and 66). The proposed conversion introduces significant alterations such as large glazed windows and extensions that risk compromising the barn's historic character and architectural integrity.

Under Section 16 of the National Planning Policy Framework (NPPF), any harm to the significance of a heritage asset must be clearly justified and demonstrably outweighed by public benefits. In this case, the proposal appears to prioritise residential convenience over the conservation of heritage value, with no compelling public benefit to justify the harm.

Herefordshire Council's own guidance on Listed and Historic Buildings confirms that even minor alterations require Listed Building Consent and must be sympathetic to the building's original character. The proposed works do not appear to meet this standard and may set a concerning precedent for future developments affecting heritage assets in the parish.

Credenhill Parish Council is particularly concerned that the scale, massing, and external alterations are out of keeping with the rural character of Credenhill and may erode the distinctiveness of the area. The Herefordshire Council's Conservation Area Policy reinforces the need for development to respect architectural and historic interest, which this proposal fails to do.

The conversion introduces new residential windows and outdoor spaces that directly overlook neighbouring properties, resulting in a significant loss of privacy. The elevated position and orientation of these openings compromise the amenity of adjacent homes, particularly where no screening or mitigation is proposed.



Privacy Concerns

The proposed development includes upper-storey windows, balconies, and elevated structures that directly overlook neighbouring gardens and living spaces. This would result in a significant loss of privacy for adjacent residents, undermining the quiet enjoyment of their homes.

The new sightlines into neighbouring properties will result in a material loss of privacy, contrary to the principles of good design outlined in the National Planning Policy Framework (NPPF), Paragraph 130.

Loss of Natural Light

The scale and positioning of the proposed extension to the north end of the existing structure will obstruct natural light to neighbouring properties, especially within their private sleeping quarters, communal living spaces and garden open spaces etc. This is particularly concerning during the winter months when daylight is already limited. The overshadowing effect will negatively impact the quality of life and could potentially affect the energy efficiency of nearby homes. This impact is both measurable and harmful as the development would cast prolonged shadows over neighbouring gardens and windows, especially during winter months, reducing access to natural light and affecting wellbeing.

Negative Impact on Neighbours

Beyond privacy and light, the development risks altering the character of the immediate surrounding area. The proposed height, massing, and proximity to boundaries are out of keeping with the surrounding properties and may set a precedent for future overdevelopment. Noise, disruption during construction, and long-term visual intrusion are also concerns that have not been adequately addressed.

Harm to Residential Amenity

The development would be considered overbearing and out of scale with surrounding properties, resulting in a negative impact on the character and enjoyment of neighbouring homes.

The massing and footprint of the building are excessive relative to the plot size and surrounding context.

The proximity of new living spaces to existing boundaries may increase noise levels and reduce the quiet enjoyment of adjacent homes.

Conclusion

The proposed development fails to respect the privacy, light, and amenity of neighbouring properties and does not align with the principles of sustainable and considerate design.

We respectfully urge the planning authority to consider the cumulative impact of this development on neighbouring residents. We believe that a revised design, one that better respects the original character of the building, the privacy, light, and amenity of surrounding homes would be more appropriate and in keeping with the spirit of responsible development.

Therefore, the parish council is not able to support this application.

5. Public Question Time

Further opportunity for members of the public to raise issues or ask the Parish Council questions relating to the planning applications.

Simon Peberdy confirmed that the main objective is to save the building. The plans do not increase the size of the footprint. He understands the concerns raised about privacy and loss of light and has previously amended the plans to try to resolve some of these concerns. The main reason for the extension is to create a rear internal staircase as the existing one is external and unsafe. He believes that the wall proposed to be removed was built in the 50's and is therefore not listed. The location of the carport is positioned so as not to be intrusive on neighbouring properties. Invited councillors to visit the property to help understand the issues with the building and reasons for the design and works required to save the building.

6. Confirmation of the next Meetings, Time, Date & Place.

The next meeting is the Ordinary Parish Council meeting at 7.30 pm, 17th September 2025; at Credenhill Community Hall. A summons and notice will be provided nearer the time.

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The Chair declared the meeting closed at 20:40.

Councillor Mr Martin Leaton Chair

Signed.....

Date.....



Appendix A

Email received from Susan Edwards:

I am objecting to the proposed development of The Barn at Town Well.
I live at 7, Centurion Way, the property next to The Barn on the South East side.

My objections are:

1 LOSS OF LIGHT

The new two storey extension, adds a further 4 metres in length running parallel to my back garden fence,(actually 40% of the width of my garden!) and is approx. 10 metres from the back of the house, and because the Barn is higher up the hill than my property, the 6 metre height will actually be 8 metres towering above my small garden, imposing a huge shadow, which completely deprives my South West Garden back elevation and patio of evening light, and devalues my property because of it.

2 EFFECT ON CHARACTER OF LISTED BUILDING

Added to being walled in, the dark wooden 'lapping boards' bolted onto the exterior elevation facing me is not only going to be an eyesore and exacerbate the gloom, but is totally inappropriate in terms of conservation architecture, to be added to a brick construction Eighteenth Century barn.

3 DESIGN OF BUILDING

The large square window shown on the North Elevation not only overlooks my garden and neighbouring gardens, but the design is totally out of sympathy with the original attractive round headed windows on the original barn.

I recommend the Parish Council object to this application.

I also ask the Parish Council to request a site meeting through our District Councillor.

Susan Edwards MA FRSA



Appendix B

Objection letter to Parish council meeting on Monday 11th August 2025

Introduction:

Good evening to all attending. We the Lake family (Gareth & Laura) of Midsummer Barn, station Rd, Credenhill wish we could be in attendance, but we are currently on a much-needed family holiday at Disneyland Paris.

We have lived within the Village for 12 years starting as a professional couple and evolving into a family of five. We bought the property for its surroundings and privacy within the village.

We will aim to hold the below points in an objective and non-emotive manner but as you can sympathise, this is clearly a very personal situation that if granted, will be detrimental to our children's privacy, personal development and understanding of safe space within a family environment.

- **Intrusive Invasion of privacy of our living quarters.** Clear line of sight into Midsummer barns':
 - dining room,
 - three children's bedrooms and a
 - bathroom.
 - The garden will clearly be viewed as well.
- **Noise and disruption to all surrounding properties.**
 - Personally, will affect my work from home position, personal discomfort with reaction to loud constant noise due to previous service within Military.
 - It has been highlighted that this is likely to be a two-phase project, which may well see it occur over a 2–5-year plan. This will clearly be dependent on financial costing and what the owners will wish to manage.
 - Dust dirt and debris entering the garden and living quarters of our property. Concerns over the children's health and wellbeing.
- **Removal of the roof for reconstruction as well as the extension and carport hold real-time potential for damage** to be caused to our garden wall, its foundations as well as the foundations to our building and walls. This is also a child's bedroom and risk of damage is serious with the children using it etc.
 - Are there any requirements for inspection for protected bat species like lower farm application?
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- **Genuine concern that the building isn't structurally sound** (from so called heritage report). Should there be preventative measures in place (scaffolding, no access site restriction) to prevent the outbuilding collapsing, which could result in our property being damaged (Risk to Life to our children in the vicinity).
 - Is there a statutory requirement for a structural assessment report on the building? All current documentation doesn't appear to show this has been carried out.



- **Potential fire risk of carport**, butted up against our children's bedroom. Major concerns about EV fire Risk to Life and infrastructure if the car port is positioned next to our property.
 - **Removal of Listed wall** to gain access to potential carport area. Previous owners approached Herefordshire heritage team to look at options to removing this wall. they were informed that this would not be granted as it is a listed wall.
 - **Potential security risk for the Garrison**. If this is completed and processed as a short term Let (AirBnB), this is a huge risk for the Garrison and local area, as this will hold a real-world risk for targeting Serving personnel within the village. As well as this, the potential for ever-changing short-term tenants will have a massive affect on our privacy within Midsummer Barn.
 - **Crown and Canopy** – commissioned to draft the heritage, Site & Access statements.
 - Upon open-source research, **no** member of staff is known to hold any experience of Historical conservation, architectural history or a related field. They are described primarily as a UK glamping industry specialist company, offering consultancy, design, planning and architectural services related to glamping and sustainable land management, rather than heritage building conservation expertise.
 - No professional title of Conservation architect, heritage consultant, or historic building specialist.
 - There is no evidence that Crown and Canopy are registered with the principal UK Heritage accreditation bodies, such as the Register of Architects Accredited in Building Conservation (AABC) or the RIBA Conservation Register, which specifically note conservation expertise for listed buildings or protected heritage sites. Searches of the accredited registers and information from their own public materials do not show Crown and Canopy or its team as holding these heritage or conservation-specific accreditations.
- Question:** What are the statutory compliance requirements for Herefordshire council Heritage department with regard to development/re-instatement of a Grade2 listed building?
- Withheld information/application error regarding position as Ward Councillor for Ledbury West (Green Party) within the Application for Planning Permission; Authority Employee/Member statement.
 - We have concerns that Mrs J Peberdy has potential access to all departments for help and advice, and as residents outside of this application process, we cannot communicate with any of the departments as this was taken away in 2010.
 - Two independent valuation assessments from Sunderland's & Andrew Morris:
 - Midsummer barn is a sort after property/ family home, within a desirable village in Herefordshire. If this went to market with the Outbuilding of Town Well successful on
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the planning application, we would expect to see an 8 to 12% loss in market value, as well as potential loss of interest within the property, due to intrusive loss of privacy.

In summary, our main objections against the planning application P251908/F & P251909/L;

The loss of Privacy,

proximity of the proposed carport, to our own property/children's bedroom.

Huge decrease of property value at the expense of Mr and Mrs Peberdy making a financial gain from the outbuilding

Thank you all for your time in listening to our brief bullet points. Our full and comprehensive objection statement with detail imagery of the close proximity should now be on the planning portal.

Yours sincerely,

Mr Gareth and Mrs Laura Lake.

Annex A to

Objection to Planning Application P251908/F & P251909/L –

Town well, Station Rd, Credenhill, HR4 7DW

Dated: 3rd August 2025



Fig 1.1 – Imagery taken from seating area within Midsummer Barn, showing three outbuilding and three windows they wish to reinstate. These will have a clear and unrestricted line of sight directly into the private garden, living area and bedrooms of children within Midsummer barn.



Fig 1.2 – Imagery from the window ledge showing the currently overgrown window of the living area and external stairway of the outbuilding. These will have a clear and unrestricted line of sight directly into the private garden, living area and bedrooms of children within Midsummer barn.



Fig1.3 – Image showing the outbuilding from floor level of the children's sandpit play area.

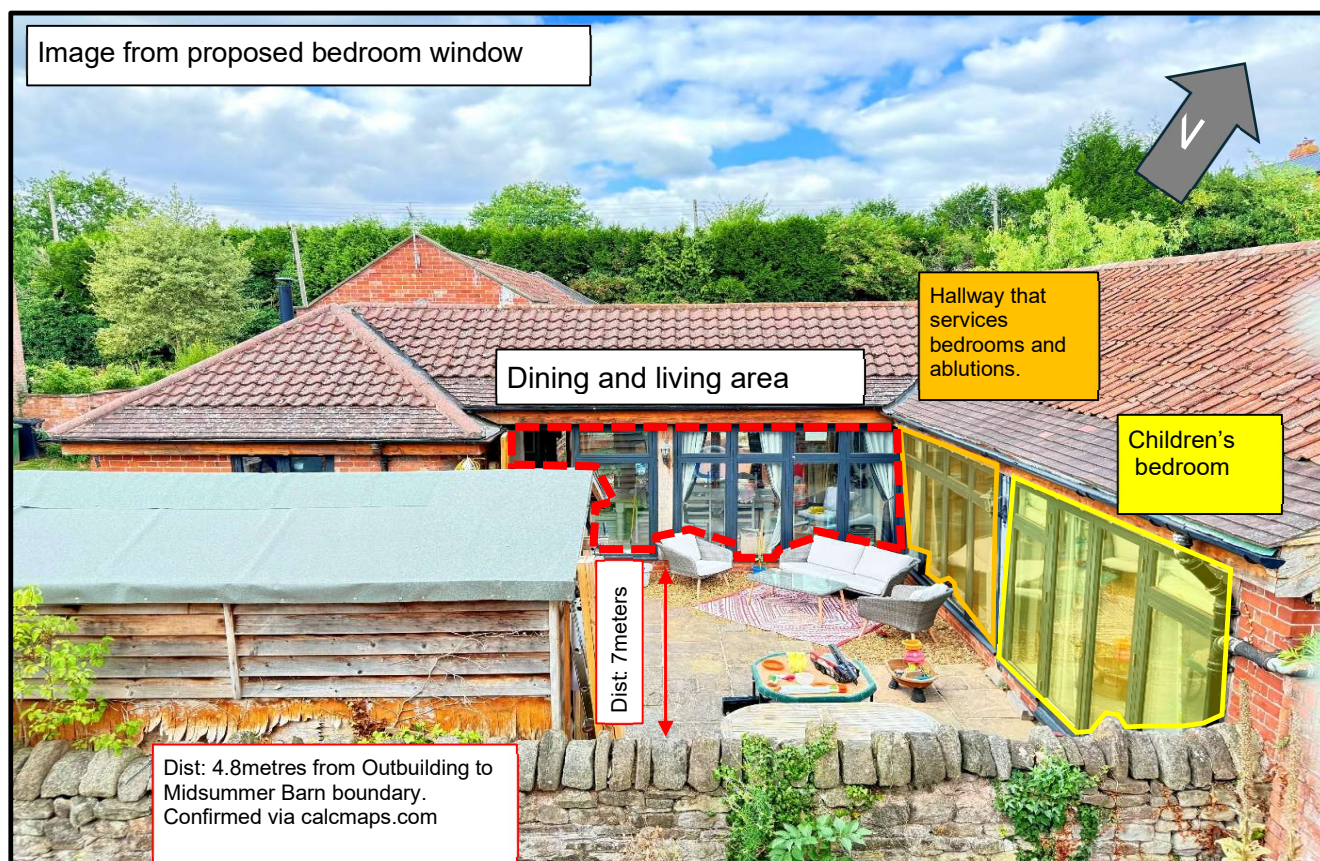


Fig 1.4 – Image showing the clear and unrestricted view from the proposed reinstated bedroom window, looking directly into the living area/dining room of Midsummer Barn, as well as the private garden area which the children use. Due to reflection and light levels, the camera can not capture the field and depth of view that the human eye can, when looking through glass, and if this could, you would be able to see directly into the children's bedroom highlighted in yellow. *Please refer to **Fig 1.5** for a clearer representation*.



Fig 1.5 – Image shows clear and unrestricted line of sight directly into the bedroom and hallway.



Fig 1.6 – Image shows proposed area of Carport which would require the removal of a bricked wall. The previous owners of Town Well approached the Heritage Dept requesting information on the options to remove this wall. They were informed that this was not possible due to it also holding Grade 2 listed status. If this is removed, this would be a clear contradiction of policy. You can also see the proximity of a vehicle parking bay that will be directly next to a child's bedroom. Fire Risk Assessments and potential Risk to Life (RtL) must be conducted on this and a serious discussion must be held if an EV charging point is proposed to be installed for use in this area.