

# **HOW CAPLE SOLLERSHOPE AND YATTON**

## **GROUP PARISH COUNCILS**

**Minutes of an extra ordinary meeting of the Parish Council**

**Held virtually on Monday 14<sup>th</sup> September 2020 7.00pm.**

**The extra ordinary Parish Council meeting was called to discuss  
Planning application 202815 Wilmot House, How Caple.**

**Attending;** Cllrs B Morris BM (Chairman) J Jackson JJ, A Hardy-Bishop, AH-B,  
B Cole BC, L Glover, LG and V Yapp VY.

Clerk L Yapp.

Four members of the public and four representatives from The Cathedral School attended.

- 1) To receive apologies for absence  
No apologies were received.
- 2) To receive declarations of interest.  
None received.
- 3) The Chairman welcomed Mr P Smith the Headmaster, Mr S Higgins Head of international Studies, Pippa Fowler House Mistress and Maths Tutor and Mr P Harries the Architect representing Hereford Cathedral School along with members of the Parish Council and members of the public.
- 4) To discuss Planning application **202815. Wilmot House Hall of Residence, How Caple**, Extension to existing dining hall, a new two storey school boarding house, including a Bio mass boiler, multi use games area and two tennis courts.  
Mr Smith began his presentation saying that they were impressed with the situation at Wilmot House so far. The residents in Wilmot House were settled. Pippa was in house with the international students and Mr Higgins had worked with international students for several years.

### **From the Cathedral School;**

**Mr Harries** presented a slide show to the meeting. This showed several different aspects of the proposed extension; the tennis courts, mugga area; boiler mass area and the additional trees and greenery to shield and enhance the new areas.

Highlighted were the two wings of the new build to house the male students in one wing and female students in the other along with a staff facility and kitchen area. Also shown was the new dining facility and covered walkway for the residents. There were several slides shown which covered all aspects of the proposed extension and outdoor areas.

The Chairman opened questions from Parish Councillors.

Firstly asked was the age of the student that would be residing in Wilmot House

The students will be from year 9 upwards 13 years to 18 years. It was experienced that the combination of ages gives the facility a more homely environment for students.

### **Parish Council**

**JJ** Commented he would prefer to see the exterior with a slightly softer appearance.

**BC** Asked if any part of the facility would be open to the community. Mr Smith replied this had not been a consideration due to safeguarding restrictions for the students.

**LG** Commented that the chimney in the hopper appeared extremely high 9mts, this was noted by Mr Harries. Also commented LG that the character of the new building should be within NDP guidelines. LG also asked the ages of the additional students. These would be mainly 6<sup>th</sup> form students approximately 60% of the other students would be aged 14 years plus.

**AH-B** Asked what plans for the Bungalow on the site, Mr Smith replied there was no immediate plan .

Also questioned was why the 80 car parking spaces. Mr Harries replied these were the original car parking spaces, none had been added. To this it was added that with the students being from overseas there would be no parental dropping off only the School Mini Buses used for transporting the students.

**VY** No adverse comments.

Members of the communities questions.

**Liz Parry Jones** Who neighbours the facility commented the School had been good neighbours but she had concerns at the additional lighting and would have preferred the new wings to appear a little more beautiful, agreeing with JJ.

Mr Harries replied regarding the lighting, that low level lighting would be in place for student safety .

**Mr B Fraser** Has concerns at the increased noise level from the outdoor areas and the additional lighting.

This was addressed by Mr Smith assuring that the areas were for student use only no inter school games would take place. The students were very conscientious and these areas would only be used in their leisure time. No night -time lighting would be in place around these areas.

**BF** Also asked the estimated time for the building works, this would be approx. up to 18 months.

**Mr R Lee** Commented on his concerns at the drainage from the Hall of Residence. Would this affect his land? Mr Harries replied the drainage system and septic tank in place would be replaced by a modern treatment works. RL also commented on the potential for additional noise. Mr Harries advised the recreational areas would be of low noise level and that additional screen would be considered.

**LG** Asked if the amount of traffic using the B4224 was a concern to the School as it was to the residents of How Caple. LG commented there had been over 4000 vehicles a week using the road. She also suggested that signage to alert motorist that children were in the residence would be essential rather than beneficial. Mr Smith agreed and would support any application. Also **LG** commented that the proposed music room would benefit from sound proofing noting the LG location of the room and direction of the window. Mr Harries replied sound proofing had not be considered a necessity.

**LY.** Commented she would have preferred a softer look to the new building, but could not envisage any problems with noise and agreed the residence had proved to be good neighbours.

The chairman thanked the School for their presentation and all who attended and closed the meeting at 8.25

Parish Councillors remained on line for a brief discussion as to the points of concern raised to be addressed in the response to the Planning Officer.

The clerk will forward copies of the **NDP** to the Cathedral School.

**JJ** Proposed that the Parish Council support the application. **LG** added that they required clarity

on a number of issues as listed below.

Suggested points and concerns raised.

- 1) A softer appearance to the buildings.
- 2) Additional screening to recreation areas in the way of greenery.
- 3) The application is to be in line with the NDP.
- 4) The Height of the discharge chimney on the fuel hopper.  
Also needed is the signage to alert motorist they are approaching a School Hall of residence and the speed limit to be reviewed and reduced.

Clerk to forward comment asap to planning office after circulating to all members of the Parish Council.

BM Closed the meeting.8.35pm

Signed.....

DRAFT