

KINGSLAND PARISH COUNCIL

MINUTES OF THE MEETING HELD ON TUESDAY 25 NOVEMBER 2014 AT 7.30 PM AT THE POST OFFICE, KINGSLAND

PRESENT

Mr R C Smallwood (CHAIRMAN); Mrs G B Bengry; Mrs J Barbour; Mr G T Bradley; Mr D Thompson and Mr P D Vaughan.

IN ATTENDANCE

District Cllr. S Bowen; Mr N Jenkins, Post Office Ltd; Mrs P Potheary, Neighbourhood Plan Steering Group; and Mr R Hewitt, Parish Clerk.

2015/113 APOLOGIES FOR ABSENCE – Apologies were accepted from Mr C Southgate (VICE CHAIRMAN), Mr H Jones, Mr B J Watkins, and Mr D Fordham.

2015/114 DECLARATIONS OF INTEREST and WRITTEN DISPENSATIONS
Cllr. Barbour declared a disclosable interest in item 4, the future of the post office.

2015/115 MINUTES OF THE LAST MEETING – The Minutes of the Meeting held on Tuesday 14 October 2014 were agreed and signed.

2015/116 FUTURE OF KINGSLAND POST OFFICE
The parish council considered a proposal to purchase the building housing the post office and shop in order to maintain a full-service post office service in the village. It has been proposed following the decision of Cllr. Barbour to retire, and the Post Office has sent a letter to the parish council which states the post office will close in early January 2015. The post office and shop would be leased and the first floor accommodation rented out in order to generate income. The purchase would require a substantial public works loan, up to £350,000. There are no grants available to help with the purchase of this community asset. It is estimated that the precept will need to double in 2015-16 to £20,000 in order to be able to purchase the building and repay the public works loan.

[Cllr. Vaughan joined the meeting.]

[Cllr. Barbour was asked by the meeting to remain in the room to respond to questions and points of information. Cllr. Barbour then left the meeting to allow the parish council to consider the proposal.]

The parish council AGREED unanimously to purchase the building housing the post office and shop in Kingsland in principle, and subject to: feedback from a parish meeting organised for 9 December 2014; an independent valuation of the property by the District Valuer, as advised by HALC; planning permission to convert the building into two separate flats; and a local referendum which asks the community to confirm support and willingness to pay via the precept for the loan required to purchase the community building to house the post office and shop.

[Cllr. Barbour rejoined the meeting.]

2015/117 HEREFORDSHIRE COUNCILLOR'S REPORT

The Overview and Scrutiny Committee is looking at the budget for 2015-16, and it is very tight. The library service will continue in the major market towns including Ledbury. There is likely to be more use of the Third Sector; for example, the Citizens Advice Bureau has been asked to submit an application for community provision of the service. The options to reduce budgets are increasingly limited. Herefordshire Council has lost one third of its funding and around half its staff. It remains solvent and viable however.

Progress is being made on the Enterprise Zone. Balfour Beatty is doing more repairs and programmed maintenance. Work on the roads is likely to tail off with the onset of winter weather. The enhanced lengthsman scheme looks promising, and will provide 50 percent match funding for the lengthsman to repair minor potholes on U and C roads. Planning services are to recruit extra staff to cope with the growing number of planning applications. The new road linking the A49 with the A465 has been given the go-ahead in principle, subject to a review of the process to ensure it was right and proper.

District Cllr. Bowen said he will be chairing an enquiry into the recent difficulties at Hereford United. The open book review of care and nursing home fees in the county appears to have stabilised the costs. The MASH (multi-agency services hub) is doing a brilliant job under difficult circumstances to safeguard children in the county.

Council Tax is likely to be increased by 1.9 percent for 2016-16, which is the maximum without triggering a referendum. There is no cap on parish council precepts.

2015/118 LOCAL RESIDENTS DISCUSSION

A member of the public spoke in support of the parish council's in principle decision to purchase the building housing the post office. Another member of the public asked the parish council to consider fund raising to support the purchase. There were no matters raised by members of the public.

Cllr. Thompson asked when Balfour Beatty last swept the village to prevent the blockage of storm water drains, and the Clerk was asked to find this out. The meeting agreed the leaves on the road at the corner of Longford by Shrublands need to be removed, and concern was expressed at the churning up of the footpath on the Glebe Land which effectively blocks the public right of way. District Cllr. Bowen said he will ask Balfour Beatty to look at both these matters.

A member of the Kingsland Millennium Green Trust offered three large metal tree guards to protect the trees on the Glebe Land, which were no longer required by the trust. The meeting thanked the Kingsland Millennium Green Trust and accepted the donation of the tree guards.

2015/119 CLERK'S REPORT

Smiths Gore has noted the parish council is interested in leasing the Glebe Land, and has confirmed they are in the process of taking back possession. A letter from the winner of the Wigmore School form tutor award sponsored by the parish council was read out. There has been one volunteer to date as a result of the notice published on the Community Speed Watch. Orleton Parish Council and Pyons Group Parish Council have both agreed to share the cost of the BenQ MX620ST digital projector.

2015/120

PLANNING

P143252/F Kingsleane, Kingsland, HR6 9PU – Proposed development of 12 nos. dwellings, consisting of 4 nos. affordable and 8 nos. open market. Works to include new road and landscaping. The applicant was present at the meeting and provided a large map of the proposed site and layout of the development. Two members of the public spoke against the planning application. The parish council voted to oppose the planning application on the following grounds:

The proposed site for development falls outside the current settlement boundary. The parish plan for Kingsland shows clear support for most new homes to be built within the settlement boundary or using brownfield sites.

The emerging neighbourhood plan for Kingsland, which is in its final stages, and will shortly be submitted to Herefordshire Council, anticipates that the proposed site for development will remain outside the settlement boundary. One of the planning policies in the draft Kingsland neighbourhood plan is to conserve the traditional separation between West Town and Kingsland village – building on the proposed plot will undermine this policy.

Herefordshire Council's SHLAA designates the proposed site for development as having “no potential during the plan period”. As the proposed site is not within or adjacent to the built up area of the village it is contrary to policies in the NPPF, UDP and the emerging Core Strategy.

Since 2011, 40 houses have been built or given planning permission in Kingsland, which means the village is on track to achieve the development guideline of 14 percent, or 44 houses, in Herefordshire Council's Core Strategy.

Planning decisions: Planning applications for Luctonians (P142873/F) and Broadleaf Farm (P142608/F) have been given permission to proceed by Herefordshire Council.

2015/121

FINANCE

The meeting agreed the following payments: HMRC, PAYE for period to 5 January 2015 (£109.40); Data Orchard, neighbourhood plan (£1,351.60); R Bayliss, P3 Footpaths (£245.64); The Clerk, BenQ MX620ST digital projector and HDMI cable (£488.40) – contributions from Pyons Group and Orleton Parish Councils will be paid directly to Kingsland Parish Council; and The Clerk, expenses September to November 2014 (£173.36).

2015/122

THE LENGTHSMAN SCHEME

There was no lengthsman report.

2015/123

P3 FOOTPATH SCHEME

Cllr. Bradley reported that footpath clearance has been done on KL12, KL1 and KL26. Two stiles have been repaired, a footstep replaced and finger post repositioned on KL26 near Becknell House. Two farmers and Luctonians will be putting in new gates by the end of the year.

- 2015/124 NEIGHBOURHOOD PLAN**
Mrs Potheary reported that the steering group is finalising the draft neighbourhood plan and this is expected to be completed by mid December 2014. Additional maps will be required from Hoople to include in the draft plan, which are estimated to cost approximately £100.00. This cost was agreed by the parish council.
- 2015/125 BATTLE OF MORTIMER'S CROSS PROJECT**
The meeting considered a request to support English Heritage's proposed official designation for the site of the Battle of Mortimer's Cross. The meeting decided to support this initiative.
- 2015/126 REQUEST TO SUPPORT PUBLIC TRANSPORT**
The parish council considered an email from Eardisland Parish Council which proposed sharing resources to support a minibus or private car scheme to help people get to doctor or hospital appointments. The meeting asked for more details, including costings, before being able to decide whether to support the initiative.
- 2015/127 BT CONSULTATION ON PUBLIC PAYPHONE REMOVALS**
The meeting noted that the kiosk located by the surgery did not appear to be on the list of those to be removed provide by BT, but the Clerk reported BT has put a notice in the kiosk giving notice of the proposed removal and details of the consultation. The parish council agreed to look at the matter at the next meeting once the status of the kiosk by the surgery has been confirmed.
- 2015/128 NEW MODEL STANDING ORDERS**
The parish council AGREED unanimously to adopt the standing orders, which were circulated to members before the meeting.
- 2015/129 MATTERS RAISED FOR NEXT MEETING (no discussion)**
There were no matters raised.
- 2015/130 INFORMATION ITEMS**
The meeting noted the information items on the agenda.

[The meeting was closed to members of the public in order to brief the parish council on an enforcement matter which Herefordshire Council requested is kept confidential.]
- 2015/131 PLANNING ENFORCEMENT**
The Clerk updated the parish council on current enforcement action being undertaken by Herefordshire Council and confirmed that the removal of the hedge at Pinsley Farm, and removal of trees behind The Limes and Hazeldene meeting have been reported to planning enforcement. Also, planning enforcement has been asked to look again at Dark Orchard.

The Chairman closed the meeting at 10.15 pm.

Signed:

Date: