

## KINGSLAND PARISH COUNCIL

### **MINUTES OF THE MEETING HELD ON TUESDAY 20 JUNE 2017 AT 7.30 PM AT THE POST OFFICE**

**PRESENT** Mr R C Smallwood... CHAIRMAN; Mrs G B Bengry; Mrs C Sawyers; Mrs L Juson, Mr J Vaughan, Mr P D Vaughan, Mr D Fordham, Mr D Thompson (Vice Chairman); and Mr C Southgate.

**IN ATTENDANCE** Mrs P Potheary, neighbourhood plan steering group; and Mr R Hewitt, Clerk. There were no members of the public present.

**2018/45 APOLOGIES FOR ABSENCE** were received from Mr G Bradley and Mr B J Watkins.

**2018/46 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**  
Cllrs. J Vaughan and P D Vaughan declared a disclosable pecuniary interest in planning application 171817 Land to the rear of St Mary's Farm.

**2018/47 MINUTES OF PREVIOUS MEETING** – The Minutes of the Annual Meeting held on 30 May 2017 were agreed and signed.

**2018/48 REPORT ON HEREFORDSHIRE COUNCIL**  
Ward Cllr. Bowen was not present and sent his apologies.

**2018/49 LOCAL RESIDENTS DISCUSSION**  
Councillor Southgate reported that a local resident who would benefit from the use of the additional dropped kerbs at Kingsland has been asking when the work will be done. The parish council agreed to ask the Section 106 officer, Herefordshire Council when the work is likely to be started and completed.

**2018/50 CLERKS REPORT**  
A poster was created to publicise the advertising of the social rented properties at Hamlyn Place on Homepoint for a week in June 2017. The 2017 Annual Return has been acknowledged as received by the external auditor. A letter has been received from Herefordshire Council in response to the complaint made about the condition of North Road and Longford. The consultation on dog control has been passed to the Coronation Hall and Millennium Green committees. A meeting has been scheduled with Balfour Beatty to review the proposed lorry signing for Cobnash. A summary of responses to the letter sent to hauliers has been provided to a resident.

**2018/51 PLANNING**  
**171286 Wayfield Cottage, Kingsland** – New garden room adjacent to existing garage. *The meeting agreed to support the planning application.*  
**171789 Land at Kingsland Court, Kingsland** – Proposed construction of 2 dwellings. *The parish council objected to the proposed plans on the grounds of overdevelopment, design and highways access. There is no heritage statement to enable the impact on the adjacent listed building to be assessed and understood. It is believed the size and design of the proposed building will detract from the setting of the listed building. The addition of two new access points to Chapel Lane is considered to be potentially dangerous given the narrow width of the adjacent road.*

*A smaller, single dwelling development would be more appropriate, and in line with the neighbouring plot along Chapel Lane (152254), which was built recently on a similar sized plot. A single dwelling will safeguard the trees on the plot as well.*

[Cllrs. J Vaughan and P D Vaughan left the meeting.]

**171817 Land to the rear of St Mary's Farm, Kingsland** – Variation of condition 2 following grant of planning permission. (153404). *The parish council found it difficult to identify the differences between the drawings. It was decided to support the application, subject to the new drawing improving the layout and green space at the development.*

[Cllrs. J Vaughan and P D Vaughan rejoined the meeting.]

**171502 Fairview, Kingsland, HR6 9SD** – Demolition of a dilapidated outbuilding and erection of a replacement building in the same location. *The meeting agreed to support the planning application.*

**171708 Showers Farmhouse, Kingsland, HR6 9SE** – Removal of existing iron bar boundary fence and construction of new boundary wall. Construction of new Oak framed carport. *The parish council objected to the proposed plans. The scale and materials proposed for the wall are considered to be out of keeping with the original development of Showers Farm. The proposed garage is too close to the property boundary and will detract from the setting. The plans are more appropriate, perhaps, for an urban setting.*

**Planning Decisions/ Enforcement** – It was noted that Herefordshire Council has granted planning permission for 171548, 5 Mortimer Meadow; and 171007 Maythorne Cottage. Listed building consent has been refused re: 170634 The Garth. Appeal APP/W1850/W/17/3172697 Land to the rear of The Lindens has been withdrawn.

Works to trees within a conservation area are allowed for 171494 Holgate Farm; and 171497 Showers Farm.

There was a report made of two trees being ‘removed’ by the Glebe Land. The ‘removal of a tree’ at The Willows and ‘pollarding of an ash tree’ at Moor House were also reported. The meeting agreed to bring these reports to the attention of the tree officer, Herefordshire Council.

In addition, works at Waterloo Mill were reported as appearing to create a new access and car port, and the meeting agreed to ask the landowner about this.

## **2018/52 FINANCE**

The following payments were AGREED: Clerk, internal auditor’s honorarium (£50.00); and R Bayliss, footpaths maintenance (£119.00).

## **2018/53 HIGHWAYS/ LENGTHSMAN SCHEME**

Cllr. Southgate said a walk of the village will be undertaken shortly with the lengthsman.

## **2018/54 P3 FOOTPATHS**

Cllr. Juson kindly agreed to become the footpaths officer. A briefing will be required by the locality steward.

**2018/55 NEIGHBOURHOOD DEVELOPMENT PLAN**

The meeting reviewed the Kingsland Neighbourhood Development Plan, which needs to be updated in line with the examiner's report and Herefordshire Council's delegated decision statement. The draft modified document was agreed, subject to further amendments made at the meeting. The Kingsland Neighbourhood Development Plan will be updated following the meeting and circulated electronically to members and steering group members.

The parish council agreed to make printed copies available of the modified neighbourhood development plan at the shop, church and village hall, and to raise awareness of the date of the referendum through posters and a notice in the parish newsletter and website. Cllr. Jason kindly offered to print the plan, and this was accepted gratefully by the meeting.

**2018/56 RURAL AREAS SITE ALLOCATIONS CONSULTATION**

The consultation was noted.

**2018/57 RESTORATION OF CORNERS' CROSSROADS ROAD SIGN**

The meeting considered three quotations for two new columns and fingerposts which will replace the existing signpost at the Corners' crossroads. The £2,375.00 quotation from Leander Architectural was accepted, subject to the following:

- the Oaker Wood and Doctor's Surgery will share a single fingerpost, but with the Oaker Wood half painted brown (the same pantone used to signify cultural or tourist sights);
- the Post Office & Shop fingerpost also will include the Church, which will be placed above the PO and Shop on the sign;
- the Village Hall fingerpost will have the one location;
- the LFR Cheshire CC finial will be used for both fingerpost columns, with the place name Kingsland on each finial; and
- The proposed fingerpost column is accepted. There will be two new columns, one of which will be used to support the highway mirror at the junction.

**2018/58 SCHOOL LIAISON GROUP**

The meeting appointed the Chairman and Cllrs. Sawyers, Southgate and J Vaughan to the school liaison group.

**2018/60 CODE OF CONDUCT**

The parish council looked at the new code of conduct adopted by Herefordshire Council, and considered the request by the county council to adopt the code as well. It was decided to adopt the new code of conduct.

**2018/61 MATTERS RAISED FOR THE NEXT MEETING (no discussion) – None.**

**2018/62 INFORMATION ITEMS**

The information items on the agenda were noted.

[The meeting was closed to members of the public in order to consider local connections for the new build social rent units at Hamlyn Place.]

**2018/63 LOCAL CONNECTIONS**

The meeting reviewed the local connection forms provided by Herefordshire Housing, the housing association responsible for the units at Hamlyn Place. The parish council supported three local connections, and asked that the three properties available are offered to all three applicants.

The Chairman closed the meeting at 10.03 pm.

**Signed:** .....

**Date:** .....