

## KINGSLAND PARISH COUNCIL

### **MINUTES OF THE MEETING HELD ON TUESDAY 12 SEPTEMBER 2017 AT 7.30 PM AT THE POST OFFICE**

**PRESENT** Mr R C Smallwood... CHAIRMAN, Mrs G B Bengry, Mrs C Sawyers, Mr D Thompson (Vice Chairman), Mr P D Vaughan, Mr B J Watkins.

**IN ATTENDANCE** Ward Cllr. S Bowen; and Mr R Hewitt, Clerk. There were 11 members of the public present.

**2018/85 APOLOGIES FOR ABSENCE** were received from Mrs L Juson, Mr D Fordham, Mr C Southgate and Mr J Vaughan. The resignation of Mr G Bradley was noted and it was agreed that an expression of thanks for his service to the community should be minuted.

**2018/86 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**  
Cllr. P D Vaughan declared a disclosable pecuniary interest in planning application 172847 Boarsfield. Cllr. C Sawyers declared a disclosable pecuniary interest in planning application 172690, 4 The Wardens.

**2018/87 MINUTES OF PREVIOUS MEETINGS** – The Minutes of the Meetings held on 25 July and 1 August 2017 were agreed and signed.

**2018/88 REPORT ON HEREFORDSHIRE COUNCIL**  
Ward Cllr. Bowen said there has been a spotlight review on the initiative of the Police and Crime Commissioner to include the fire service within their responsibilities. The recommendation to cabinet is not to support the initiative. The travellers site policy review has highlighted the need for a transit or temporary stopping site, and a possible site has been identified by the A49 by Leominster.

Spetember will see the 200<sup>th</sup> anniversary of the construction of the Shirehall. Scrutiny is looking at the Minerals and Waste Plan. Planning enforcement has helped to improve the site at Hazeldene.

Ward Cllr. Bowen congratulated the parish council on the successful outcome of the referendum on the neighbourhood development plan.

**2018/89 LOCAL RESIDENTS DISCUSSION**  
Members of the public present spoke against planning application 172847 Land to the rear of Boarsfield, highlighting concerns about the sewerage infrastructure and consistency with the outline planning permission on the site. Several members of the public expressed concern at the number of large vehicles accessing St Michael's Avenue. Cllr. P D Vaughan said a number of vehicles are parking in the field behind St Michael's Avenue to avoid blocking the road at Longford where building work is taking place by St Mary's Farm.

A member of the public said the lorry signing initiative to direct lorries away from Hostel Lane, Cobnash will direct more traffic to an "accident black spot" at Lawton Cross.

**2018/90 CLERKS REPORT**

Herefordshire Housing has invited members to attend an open day on 26 September 2017, and is proceeding with the applications which were verified as having a local connection by the parish council. The Chairman and Clerk are invited to a conference on tackling loneliness. The Conservative Association has proposed a coffee morning for parish councillors in north Herefordshire.

**2018/91 FINANCE**

The following payments were AGREED: Kingsland Life, donation to host website, 2017-18 (£140.00); R Bayliss, footpaths maintenance (£133.80); Balfour Beatty, SID hire, (£1,200.00); Grant Thornton, external audit 2016-17 (£120.00); and R Bayliss, footpaths maintenance (£84.00).

A quotation from Balfour Beatty to implement the lorry signing and traffic island at the Burnt House junction was considered. It was agreed to proceed with the in-depth feasibility study into the provision of the traffic island at the Burnt House junction at a cost of £1,062.56 + VAT. A decision on the lorry signing quotation was postponed until the outcome of the in-depth feasibility study is known.

Grant Thornton has completed the external audit. Their certificate stated that the internal auditor's report should have answered 'not covered' to test box F for petty cash, and this was noted by the meeting. The external auditor's report will be available to view shortly at [www.kingslandlife.com](http://www.kingslandlife.com).

**2018/92 HIGHWAYS/ LENGTHSMAN SCHEME**

Cllr. P D Vaughan said he is 'blitzing' hedges which have grown out over public land. The meeting noted the potholes tour scheduled for August has been put back to October 2017.

**2018/93 P3 FOOTPATHS**

The Clerk reported that attention is being given to KL1 from the Church to The Folly, KL2 from The Folly to Dog Lane and KL7 by Lawton Hall orchard.

**2018/94 NEIGHBOURHOOD DEVELOPMENT PLAN**

The meeting noted the referendum saw 85.7 percent support for the adoption of the neighbourhood development plan with a turnout of 48.16 percent of registered electors. Herefordshire Council will now formally adopt the document. It was agreed to thank the steering group members for their time and work in realising the neighbourhood development plan, and to write in this regard, and to advise that the steering group is to be stood down as it has achieved its objective.

**2018/95 40MPH LIMIT ON A4110 THROUGH KINGSLAND VILLAGE**

The meeting considered information on a review of the existing 40 mph speed limit on the A4110 at Kingsland by Herefordshire Council and Balfour Beatty. The initial consideration of speed data obtained indicated "that the existing 40 mph speed limit is set at an appropriate level..." This was supported by the parish council.

**2018/96 SPEED LIMIT ON A4110 – LAWTON CROSS TO KINGSLAND**

The meeting noted the start of a formal review into the appropriateness of the national speed limit on the A4110 between Lawton Cross and the 40 mph terminals at Kingsland. The parish council agreed to support the reduction of the speed limit to 40 mph, and further that the accident history at Lawton Cross, means a 40 mph limit should be considered for all roads approaching the Lawton Cross junction.

**2018/97 DRAWINGS OF SIGNPOSTS FOR CORNERS CROSSROADS**

Drawings provided by the contractor making the road signs and fingerposts were reviewed and agreed. A quotation from the lengthsmen (R Mills) to repair the wall was noted. The Chairman kindly agreed to ask the landowner for their view on the proposed work which is felt to be necessary given the proximity of the sign posts to the boundary wall.

**2018/98 BUDGET PRIORITIES CONSULTATION**

The Chairman was delegated to complete the consultation on behalf of the parish council.

**2018/99 RIGHTS OF WAY IMPROVEMENT PLAN**

It was agreed to ask Cllr. Juson to review the consultation in her capacity as footpaths officer.

**2018/100 MINERALS AND WASTE LOCAL PLAN CONSULTATION**

The Vice Chairman kindly agreed to complete the consultation on behalf of the parish council.

**2018/101 SHOBDON NEIGHBOURHOOD DEVELOPMENT PLAN (Regulation 16)**

The consultation was noted.

**2018/102 MATTERS RAISED FOR THE NEXT MEETING (no discussion) – None.**

**2018/103 INFORMATION ITEMS**

The information items on the agenda were noted.

**2018/104 PLANNING**

**172709 Land at York House, Mortimer Cross, Kingsland, HR6 9TG** – Proposed demolition of the existing house, summer house and barn. Construction of a two-storey detached house. Landscape adaptation. The planning application was supported.

**172930 Garden House, Kingsland, HR6 9QS** – Fell one Wild Plum and 2 Laburnum trees. The proposed tree work was supported.

**173261 Milestones, Kingsland, HR6 9SE** – Works to the crown on both Wild Cherry and Horse Chestnut trees. The proposed tree work was supported.

**173086 Land to the south of Martindale, Kingsland** – Application for approval of reserved matters following outline approval P162166/O. For 10 No. dwellings and associated works.

*It was agreed to object to the planning application on the grounds of uninspired design. The proposed houses are considered dull and not appropriate to the prominent setting and location of the site. The site is a key gateway to Kingsland village, with the green area of Luctonians opposite, open countryside to the rear, and with a diverse range of individual houses adjacent and nearby. The proposed uniformity of design is counter to Policies KNDP 6 and 14 of the neighbourhood development plan, which requires development to “conserve or enhance the landscape setting or character or appearance of Kingsland village and reinforce its local distinctiveness”.*

*KNDP 14d) states: “Developments, including individual dwellings shall be of a scale, massing, density and layout compatible with the character, size and form and the particular part of the settlement within which they are located”.*

*The parish council understands that a condition of the outline planning permission granted for the site (162166) is for a 30 mph zone to be implemented on the adjacent A4110. Until this is in place, the parish council is of the view that reserved matters for the site should not be considered. The parish council would like to be kept informed on progress with regard to the traffic regulation order implementing this condition.*

**Planning Decisions/ Enforcement** – It was noted that Herefordshire Council has granted planning permission for 171817 Land to the rear of St Mary’s Farm. Herefordshire Council has added ‘Decline determination’ to planning applications 172451 and 172454 Land adjoining Crossways.

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

**172690 4 The Wardens, Kingsland, HR6 9DP** – Fell 3 Conifers and 1 Laurel and replace with a beech hedge. The proposed tree work was supported.

**172847 Land to the rear of Boarsfield, Lugg Green Road, Kingsland, HR6 9SJ** – Proposed residential development of 14 houses. *The parish council agreed to object to the planning application on the grounds of drainage and number of houses proposed.*

*Contrary to condition 7 in the outline planning permission for the site (153690), and the Foul sewage section of the application form for 172847, the document ‘Drainage Layout 15.8.17’ is proposing to connect the development to the sewage infrastructure at St Michael’s Avenue. The parish council believes strongly that the foul sewage should be dealt with using a package treatment plant as stated in the application form.*

*Local residents have reported blockages with the sewage system at St Michael’s Avenue and generally throughout Kingsland village. Policy KNDP 9 of the neighbourhood development plan states: “Developers will... have to demonstrate that their proposals will not overload the system or lead to any significant adverse effects on the River Wye SAC”.*

*The number of houses proposed should be 13, in line with the outline planning permission granted for the site. If 14 houses are considered acceptable by the planning authority, then the full proportion of affordable houses needs to be included as highlighted by the housing development officer on 8 August 2017.*

The Chairman closed the meeting at 10.18 pm.

**Signed:** .....

**Date:** .....