

KINGSLAND PARISH COUNCIL

MINUTES OF THE MEETING HELD ON TUESDAY 17 OCTOBER 2017 AT 7.30 PM AT THE VILLAGE SHOP AND CAFE

PRESENT Mr R C Smallwood... CHAIRMAN, Mrs G B Bengry, Mrs L Juson, Mr D Fordham, Mr D Thompson (Vice Chairman), Mr J Vaughan, Mr B J Watkins.

IN ATTENDANCE Ward Cllr. S Bowen; and Mr R Hewitt, Clerk. There were 14 members of the public present.

2018/105 APOLOGIES FOR ABSENCE were received from Mrs C Sawyers, Mr C Southgate and Mr P D Vaughan.

2018/106 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION
Cllr. J Vaughan declared a disclosable pecuniary interest in planning application 172847 Land to the rear of Boarsfield. Cllrs. D Thompson and B Watkins declared disclosable pecuniary interests in application 173274, 4 Mortimer Meadow.

2018/107 MINUTES OF PREVIOUS MEETINGS – The Minutes of the Meeting held on 12 September 2017 were agreed and signed.

2018/108 REPORT ON HEREFORDSHIRE COUNCIL

Ward Cllr. Bowen said the cost overrun for the renovation of Blueschool House will be the subject of an audit and independent peer review. The funds awarded in a recent highways legal case should be available to use shortly, ideally on ‘C’ ‘U’ and some ‘B’ roads. An additional £5 million of Challenge funding awarded by government is being used to improve three key ‘A’ roads to Hereford. The Hereford link road should be completed before Christmas. As well as improving traffic flow, the link road has made it possible to access new land for development.

The county council has been told to find £20 million in savings by 2019-20. The NHS trust has achieved targets to move people from hospital into social care, and thereby secured funding. The Police and Crime Commissioner’s initiative to add the fire service to their responsibilities is not supported. The outcome is now dependent on the view of the minister. Richards Castle Parish Council recently presented a petition calling on the county council to improve the roads.

2018/109 LOCAL RESIDENTS DISCUSSION

The Chairman highlighted the relevant clauses in the Standing Orders which state that a member of the public shall not speak for more than two (2) minutes, and the period of time designated for public participation at a meeting shall not exceed ten (10) minutes unless directed by the chairman of the meeting.

A member of the public spoke against the lorry signing which is intended to encourage more HGVs to use Lawton Cross as Hostel Lane was felt to be a safer and better route. A member of the public said recent planing applications which proposed access to the A4110 had been refused on highways grounds, and contrasted this to Cobnash where a number of recent planning applications have been granted by Herefordshire Council.

Several members of the public spoke against the amended plans for planning application 172847 Land to the rear of Boarsfield on the grounds of housing density, sewerage infrastructure, appearance and design, parking and pedestrian access to the village. The Vice Chairman said the parish council is to consider the amended plans shortly, and that members of the public can submit comments on the application via Herefordshire Council's website.

2018/110 CLERKS REPORT

Members should complete a new Register of Interests form. The Notice of Vacancy following the resignation of Mr G Bradley has been displayed. A note of thanks from the Chairman has been sent to the former members of the neighbourhood plan steering group. The submission to the Minerals and Waste Local Plan which was kindly prepared by the Vice Chairman has been submitted to Herefordshire Council. The submission to the Budget Priorities consultation, kindly prepared by the Chairman has been submitted to Herefordshire Council. Cllr. Sawyers agreed to attend the Seminar for Parish Councillors on 28 September 2017. PAYE payments will no longer be accepted via the Post Office from 15 December 2017. It was agreed to put a letter from Age UK requesting a donation on the agenda of the next meeting.

2018/111 CHURCHYARD AT ST MICHAEL'S

Accounts provided by the PCC were reviewed. It was agreed to donate £1,750.00 to support maintenance of the churchyard at St Michaels' during 2017.

2018/112 FINANCE

The receipt of the second half of the precept (£7,500.00) from Herefordshire Council was noted. The following payments were AGREED: St Michael's PCC, donation for churchyard maintenance (£1,750.00); Wigmore School, donation re: tutor group awards (£50.00); Hitrees, lengthsman (£531.60); Leander Architectural, signposts and fingerposts (£2,850.00); and R Bayliss, footpaths maintenance (£168.00).

A quotation from the enhanced lengthsman to install the signposts and fingerposts, and repair the wall, on the Corners crossroads was considered. The meeting decided to obtain an alternative quotation for repair of the wall.

It was agreed for the finance working group to meet to prepare a draft precept for consideration at the next meeting. Members of the finance working group were confirmed as Cllrs. Smallwood, Thompson, Southgate and Watkins.

2018/113 HIGHWAYS/ LENGTHSMAN SCHEME

An email from the lengthsman coordinator said there is to be a lengthsman meeting to inspect the gutter and plan the removal of weeds before requesting highway cleansing from Balfour Beatty.

The Clerk said a recent tour of the parish with the locality steward, lengthsman coordinator and enhanced lengthsman found 135 potholes. Two tonnes of cold fill have been ordered to enable the work to be done. The signpost at Basket's Gate is on the forward programme list managed by Balfour Beatty, the highways agent for Herefordshire Council.

2018/114 SPEED INDICATOR DISPLAY DEPLOYMENT

The schedule of SID deployments to March 2018 was reviewed. The meeting agreed to proceed with the planned deployments of two SIDs in December 2017 and March 2018.

2018/115 P3 FOOTPATHS

Cllr. Juson, footpaths officer, said a reported defect may need to be passed to enforcement at Herefordshire Council for appropriate action.

2018/116 DROPPED KERB BY BELL HOUSE

The parish council considered whether to query the advice from Balfour Beatty on the feasibility of a dropped kerb by Bell House. It was agreed to share the technical note which concluded it is not recommended to install a non compliant crossing point with interested parties, and to accept the technical opinion.

2018/117 LORRY SIGNING/ TRAFFIC ISLAND CORRESPONDENCE

Two members of the public have written to the parish council to object to the lorry signing initiative re: Lawton Cross, and traffic island by Burnt House. The correspondence was noted, and will be considered alongside the feasibility study into the traffic island when deciding on whether to accept the quotation provided by Balfour Beatty for implementation of the lorry signing. The feasibility study is being undertaken by Balfour Beatty, the highways agent of Herefordshire Council.

2018/118 RIGHTS OF WAY IMPROVEMENT PLAN CONSULTATION

The meeting agreed to ask the footpaths officer to review the plan.

2018/119 MATTERS RAISED FOR THE NEXT MEETING (no discussion) – None.

2018/120 INFORMATION ITEMS

The information items on the agenda were noted.

2018/121 PLANNING

173663 Old House, Kingsland, HR6 9QS – Fell Ash tree. The proposed tree work was supported.

173386 (FH) and 173387 (LBC) Old House, Kingsland, HR6 9QS – Single storey rear extension. *The planning application was supported, subject to the materials used in the proposed extension matching those in the house. For example, it is proposed to use UPVC guttering, and the house may have cast guttering.*

Planning Decisions/ Enforcement – It was noted that Herefordshire Council has granted planning permission for works to trees at Garden House (172930).

[Cllrs. Thompson and Watkins left the meeting.]

173274, 4 Mortimer Meadow, Kingsland, HR6 9TE – Proposed single storey extension to rear. *The planning application was supported, subject to the bricks used in the proposed extension matching those in the rest of the house. Also the bricklaying should use 'flemish bonding' to be in keeping with the rest of the house.*

[Cllr. Thompson rejoined the meeting.]

[Cllr. J Vaughan left the meeting.]

172847 Land to the rear of Boarsfield, Lugg Green Road, Kingsland, HR6 9SJ – Proposed residential development of 15 houses. Amended and additional documents or plans.

The parish council agreed that the amended and additional plans and documents do not alter the objection to the planning application submitted on 13 September 2017. Indeed, the parish council considers the proposed increase in the number of dwellings to 15 strengthens the objection which is on the grounds of connection to the sewerage infrastructure for foul drainage and over-development of the site.

Kingsland village has had a significant number of planning permissions in recent years. Between April 2011 and April 2017 some 40 dwellings have been built and a further 24 have received planning permission. The parish council believes strongly that the attached Herefordshire Council Water Cycle Study - Addendum (Feb. 2015), which states that Kingsland falls within category 1 and "the assessment suggests there is no current capacity", justifies upholding condition 7 in the outline planning permission for the site (153690). Condition 7 stipulates: "The foul drainage from the proposed development shall be discharged to a Package Treatment Plant and soakaway system".

The parish council noted that the comments of Welsh Water in their letter dated 21 September 2017 are for 14 dwellings rather than the 15 proposed in the amended application.

The amended and additional plans or documents for the planning application do not include a draft section 106 heads of terms. This should be provided for 13 dwellings in line with outline planning permission for the site (153690).

The parish council considers the amended house type 1 drawing is contrary to KNDP6 and KNDP14 in the Kingsland Neighbourhood Development Plan. KNDP6, 2 requires development to "be a high quality of design for new buildings...", and the amended house type 1 drawing falls short of this benchmark.

The proposal to increase the number of dwellings to 15 means more traffic and parking, however the space to accommodate this on site is reduced making the proposed site unsustainable in a village without a regular bus service.

The Chairman closed the meeting at 9.30 pm.

Signed:

Date: