

KINGSLAND PARISH COUNCIL

MINUTES OF THE MEETING HELD ON TUESDAY 28 JULY 2015 AT 7.30 PM AT KINGSLAND POST OFFICE

PRESENT

R C Smallwood ... CHAIRMAN, Mr C Southgate (VICE CHAIRMAN), Mrs G B Bengry, Mrs L Juson, Mrs C Sawyers; Mr G Bradley, Mr D Thompson, and Mr B J Watkins.

IN ATTENDANCE

District Cllr. S Bowen; and Mr R Hewitt, Parish Clerk.

2016/62 **APOLOGIES FOR ABSENCE** accepted from Mr D Fordham, Mr H Jones and Mr P D Vaughan.

2016/63 **DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**
There were no declarations of interest.

2016/64 **MINUTES OF MEETING** – The Minutes of the Meeting held on 23 June 2015 were agreed and signed.

2016/65 **PURCHASE OF KINGSLAND POST OFFICE (I)**
The Vice Chairman reported on a meeting held on 22 July 2015 with the Post Office, Chairman of the Coronation Hall Committee and people who have expressed an interest in running the post office and shop in the village. None of the people who have expressed an interest in operating the business wanted to see it move to the village hall. Initial feedback from the Coronation Hall Committee is that moving the shop and post office to the village hall is likely to face substantial barriers due to the hall's constitution. The Post Office's interview process takes six to eight weeks, and the Post Office will select who they think has the best business plan.

[Cllr. Thompson joined the meeting.]

The vendor said the proposed purchase would need to be completed by 30 November 2015, as she will be taking an extended break from that date. The meeting felt the proposed purchase was possible within this time frame, which would be subject to holding a parish poll or referendum, contract, structural survey, and successful Post Office interview process to select the commercial tenant.

The meeting reviewed the parish poll process provided by Electoral Services, Herefordshire Council, and agreed that should the decision be taken to purchase the current post office building, the required parish meeting would be called during August 2015.

Members of the public present spoke in favour of the proposed purchase of the current post office building.

The parish council voted on the proposal to purchase the current post office building with the top end of the garden retained by the vendor for £325,000. There were three votes in favour, four votes against and one abstention.

Following the vote, the vendor said she is willing to negotiate further on the proposed price but will need to retain the top end of the garden. It was agreed to reconsider the current offer in closed session with the vendor at the end of the meeting.

2016/66 REPORT ON HEREFORDSHIRE COUNCIL

Ward Cllr. Bowen said the scrutiny committee review of smallholdings is underway. Safeguarding Services have improved greatly and are no longer subject to intervention from government. The locality steward has left and Balfour Beatty has appointed a temporary steward for the time being. The poor condition of the road through Kingsland village has been raised with the Cabinet member for highways. Council property is being reviewed and may be released to support new services or provide plots for development. A response to the question raised on the Section 106 payment for highways improvements in the parish has yet to be made – if necessary this might be an issue for review by the scrutiny committee.

2016/67 LOCAL RESIDENTS DISCUSSION

Members of the public spoke in support of the proposed purchase of the current post office. One person said the purchase should include all of the garden.

2016/68 CLERKS REPORT

The meeting noted two items of correspondence. The first asked the parish council to remember the condition of the A4110 in Shirlheath. The second asked about local facilities for caravan storage. Ward Cllr. Bowen said he will ask highways to look at the A4110 at Shirlheath.

2016/69 PLANNING

151725 Moss Rose Cottage, Kingsland – Proposed erection of summer house in rear garden. The planning application was supported.

151818 Land to the east of Boarsfield, Lugg Green Road, Kingsland – Proposed residential development of ten residential units (6 x 3 bed and 4 x 4 bed). The parish council opposed the planning application on the following grounds: the proposed development is outside the village envelope and is contrary to the emerging neighbourhood development plan which will shortly be at the stage of Reg. 16, and the parish plan, which both highlight the need to retain the integrity of the current settlement boundary. In addition, development in this area of the village will place increased pressure on the crossroads by the Corners Inn, Kingsland, which is already a dangerous crossroads. The parish council notes that the sewage system proposed is independent of the existing network.

Planning Decisions – The meeting noted planning application 151470 Whitley Court has been withdrawn.

- 2016/70 FINANCE**
The following payments were AGREED: Luctonians Rugby Club, meeting 23 June 2015 (£30.00); J Barbour, meetings April-June 2015 (£45.00); R Bayliss, P3 footpaths (£239.70); and R Mills, lengthsman (£1,653.60). The Clerk reported the external audit has been completed by Grant Thornton.
- The meeting noted the clerk has asked Herefordshire Council to carry out the Section 106 work requested to drop the kerbs on two crossroads in the village, and to confirm the sum remaining for additional improvements.
- 2016/71 LENGTHSMAN SCHEME**
The Vice Chairman said Hitrees is doing some hedge trimming to clear signs. Richard Mills has filled 133 minor potholes along the roads to Yarpole, Aston and Eyton.
- 2016/72 P3 FOOTPATHS SCHEME**
Cllr. Bradley reported on work carried out by Lugg Mill and the Glebeland.
- 2016/73 NEIGHBOURHOOD PLAN**
The Clerk reported that the grant application process is nearing completion. There was a delay in processing the application due to problems the grant bodies had logging the repayment of the balance of the bridging grant. The grant has been approved, and the diligence stage of the grant application is expected shortly from Groundworks. The grant is expected to be paid once this is processed.
- 2016/74 REFURBISHMENT OF TELEPHONE KIOSK**
The parish council agreed to the £375.00 (plus VAT) quotation provided by Richard Mills for the renovation of the telephone kiosk in Kingsland.
- 2016/75 BARKING DOGS**
The meeting agreed to monitor the situation, and consider the matter again at the next meeting.
- 2016/76 SIGN AT CORNERS' CROSSROADS**
The parish council agreed to ask Richard Mills to paint the sign on the Corners' crossroads.
- 2016/77 CORE STRATEGY MAIN MODIFICATION CONSULTATION**
It was agreed to make no comment.
- 2016/78 MATTERS RAISED FOR THE NEXT MEETING (no discussion)**
Pinsley Farmhouse, The Glebeland.
- 2016/79 INFORMATION ITEMS**
The parish council noted the information items on the agenda.

[Cllr. Bengry left the meeting.]

[The meeting was closed to members of the public in order to review the current offer to the vendor.]

2016/80

PURCHASE OF KINGSLAND POST OFFICE (II)

The parish council re-considered the offer for the proposed purchase of the current post office building.

[Cllr. Sawyers expressed support for the purchase and left the meeting.]

The meeting voted on the proposal to purchase the current post office building with the top end of the garden retained by the vendor for a reduced price of £320,000. There were six votes in favour of the resolution, subject to the parish poll, contract, agreed commercial tenant approved by the Post Office, and structural survey.

It was agreed to hold a parish meeting on 18 August 2015 to begin the process of the parish poll or referendum on the proposed purchase of the current post office building for the agreed purchase price.

The Chairman closed the meeting at 10.19 pm.

Signed:

Date: