

## KINGSLAND PARISH COUNCIL

### **MINUTES OF THE MEETING HELD ON THURSDAY 30 JUNE 2016 AT 8.00 PM AT KINGSLAND POST OFFICE**

#### **PRESENT**

Mr R C Smallwood (CHAIRMAN), Mrs G B Bengry, Mrs C Sawyers, Mrs L Juson, Mr G T Bradley, Mr D Fordham, Mr C Southgate, Mr D Thompson (VICE CHAIRMAN) and Mr P D Vaughan.

**IN ATTENDANCE** – Ms S Deakin and Ms P Potheary, Neighbourhood Plan Steering Group; Ward Cllr. S Bowen; Mr R Hewitt, Parish Clerk. Thirteen members of the public were present.

**2017/64 APOLOGIES FOR ABSENCE** – Apologies were accepted from Mr B J Watkins.

**2017/65 DECLARATIONS OF INTEREST and WRITTEN DISPENSATIONS** – The Vice Chairman declared a disclosable pecuniary interest in planning application 161869 Land to the rear of The Lindens.

**2017/66 LOCAL RESIDENTS DISCUSSION**  
A member of the public said the second litter pick organised this year was very successful, and the intention for the future is to have two litter picks per year, probably in autumn and spring. The Chairman thanked the member of the public for facilitating the litter pick.

**2017/67 NEIGHBOURHOOD DEVELOPMENT PLAN**  
The parish council considered the amended draft of the neighbourhood development plan and associated documents. The meeting AGREED the neighbourhood development plan and associated documents without amendment and asked the Clerk to re-submit the neighbourhood plan to Herefordshire Council for Regulation 16 consultation.

**2017/68 PLANNING**  
**161818 and 161824 The Arbour Farm, Kingsland, HR6 9SF** – Proposed extension to granny annex. The parish council had no objection to the planning application.  
**161787 2 Church Green, Kingsland, HR69AW** – To fell Red Oak. The parish council had no objection to the proposed work.

[The Vice Chairman left the meeting.]

**161869 Land to the rear of The Lindens, North Road, Kingsland, HR6 9RU** – Proposed erection of 30 dwellings with highway access onto North Road; associated infrastructure and landscaping/ open space provision.

Members of the public present spoke against planning application 161869 Land to the rear of The Lindens.

Kingsland Parish Council agreed to strongly oppose the planning application on the following grounds:

- the proposed site is outside the Kingsland settlement boundary set by the Kingsland Neighbourhood Development Plan, which is at the stage of Regulation 16 consultation and as such now carries weight in planning decisions.
- the number of houses represents overdevelopment and conflicts with the policies of the Kingsland Neighbourhood Development Plan
- the housing need is unproven, both for open market and affordable dwellings
- the development would fail to preserve or enhance the conservation area and historic character and landscape of the village
- the scale of development is unsustainable
- the productive, quality agricultural land that is proposed for development should be protected and retained for farming

#### 1. Settlement boundary

The proposed site lies outside the Kingsland village envelope, or settlement boundary set in the emerging Neighbourhood Development Plan. The NDP has been updated and approved by the parish council for submission to Herefordshire Council for a second Regulation 16 public consultation, which commenced on 11 July 2016.

#### 2. Housing need

The Neighbourhood Development Plan anticipates 89 dwellings will be delivered up to 2031, well above the guideline of 65 set out in the Local Plan. For more information on this, please see the housing paper developed in preparation for the second Regulation 16 consultation (<https://www.dropbox.com/s/qt72gkkmkbbkqff/Meeting%20Future%20Housing%20Requirments%2027%20June%202016%20-%20Copy.pdf?dl=0>). As a result, there is no housing need for the proposed development.

The same point applies to the housing need for 12 additional affordable dwellings. The last Housing Needs survey undertaken by Herefordshire Council in 2014 concluded that 7 households will have a need for affordable housing in the next 3 years. There is already provision for 6 affordable houses at St Mary's Farm that has already received planning permission, and which will be in addition to the long established affordable housing at Kingsleane and Boarsfield. The parish council believes that affordable housing should answer local need. The provision of 12 affordable properties on the Land to the rear of The Lindens is disproportionate to local need.

#### 3. Agricultural land

The proposed site is quality, grade II agricultural land that should be retained for farming.

#### 4. Scale, design, layout and location

The proposed number of houses represents overdevelopment relative to the size of the village. In addition, the design, layout and location of the development will affect the conservation area adversely. It is too urban for the setting, and will remove part of the green corridor that runs alongside the village (see diagram 1, page 9 of the Housing Needs paper highlighted via the link above in #2), and runs counter to the historic linear character of the village. These points were recognised in Herefordshire Council's Strategic Housing Land Assessment of the site (Kingd003). To prevent damage to the historic character and landscape of the conservation area the proposed application should be opposed.

Furthermore, the policies of the KNDP, which is at Regulation 16, do not support residential development of the type and scale proposed in this application on land outside the Kingsland settlement boundary.

5. Unsustainable development

The proposed development is not sustainable at present due to the severe impact it will have upon the local infrastructure. The Housing Needs paper highlighted above (see #2) summarises serious sewerage capacity constraints raised by Welsh Water.

6. Community engagement

With regard to community engagement, the parish council notes that the draft plans shared at a meeting in March have been changed following the consultation event held by the applicant's agent at the Coronation Hall in April 2016. The minutes of the PC meeting of 22 March 2016 state that: "The parish council noted the proposed development, highlighted the neighbourhood development plan, and requested an update on the outcome of the public consultation". The applicant's agent did not provide the update requested, and apparently has pressed ahead with changes to the proposed plans without further consultation with the parish council. One area of interest, for example, would have been the suggested uses for the proposed community land highlighted in the consultation held in the Coronation Hall and set out in 3.19 and 3.2 of the Statement of Community Involvement.

Another outcome of this truncated community engagement process, is that residents living in the bungalows on North Road immediately adjoining the site who attended the consultation held by the agent at the Coronation Hall believed that bungalows were proposed to be built on the land behind their property; and in the plans submitted discovered houses are proposed, and located much closer to their properties. This change, implemented in the proposed plans despite public consultation on an earlier layout, appears unjustified based on the responses highlighted in the Statement of Community Involvement. Placing houses to the back of the bungalows reinforces the point that the development will be overbearing and is inappropriate to the village (see #4 above).

For all the reasons set out above, the parish council urges that the planning application is refused.

The Chairman closed the meeting at 8.55 pm.

**Signed:** .....

**Date:** .....