

## KINGSLAND PARISH COUNCIL

### **MINUTES OF THE MEETING HELD AT 7.30 PM ON TUESDAY 11 FEBRUARY 2020 AT THE VILLAGE SHOP AND CAFE**

**PRESENT:** Mrs C Sawyers (Chairman), Mr G Bradley (Vice Chairman), Ms Z Broad, Mrs L Juson, Mrs S Rowsell, Mr D Fordham, Mr R Bayliss, Mr J Vaughan.

**IN ATTENDANCE:** Ward Cllr. S Bowen; and R Hewitt, Clerk. Thirteen (13) members of the public were present.

**2019/333 APOLOGIES FOR ABSENCE** were received from Mr P D Vaughan, Mr R Harris and Mr B J Watkins.

**2019/334 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION**  
Cllr. J Vaughan declared a disclosable pecuniary interest in planning application 200151 Land to the north of Boarsfield.

**2019/335 MINUTES OF MEETING**  
The minutes of the meeting held on 14 January 2020 were agreed and signed.

**2019/336 REPORT ON HEREFORDSHIRE COUNCIL**  
Ward Cllr. Bowen asked the parish council to consider making a community commissioning request to Balfour Beatty to improve signs and safety on the blind summit near Basket's Gate on the C1039. The roundabout at Lawton Cross is on track for April 2020. The funding for the southern link road has been withdrawn by the LEP and a decision on the Hereford bypass put back to July 2020. The Herefordshire Archive Centre has an exhibition on the 'Canary Girls', who were munitions workers. The new cycle footbridge in Hereford is to be called the 'Canary Bridge' in their honour. Ward Cllr. Bowen said he has asked for more funding for the roads. The Police and Crime Commissioner is to confirm the cost of demerging from Warwickshire Police.

**2019/337 CLERK'S REPORT/ MEETINGS ATTENDED BY COUNCILLORS**  
A Parish Council Matters article has been published in the newsletter. A new minute book and treasury paper is needed, and a quote will be obtained for the next meeting. The 2018-19 Annual Return for the AH Williams Trust has been submitted to the Charity Commission and the trustees updated to reflect the members elected in May 2019. There is a natural flood management farm walk later in the week. The recipient of the award sponsored at Wigmore School has written to thank the parish council. The Courtyard has written to request support for Transform the Yard 2020.

**2019/338 LOCAL RESIDENTS DISCUSSION**  
[Cllr. J Vaughan left the meeting when members of the public started to talk about planning application 200151 Land to the north of Boarsfield.]

Members of the public spoke against planning application 200151 Land to the north of Boarsfield.

A member of the public asked whether replanting conditions put in place by Herefordshire Council as part of permissions for tree works are checked and followed up. It was noted there is one tree officer for the county, so enforcement is likely somewhat reliant on feedback from local communities. The parish council also has a tree representative.

## **2019/339 PLANNING**

**200151 Land to the north of Boarsfield, Kingsland** – The erection of ten dwellings and associated works. *The parish council decided to object to the proposed development for the following reasons:*

- 1. The proposed site is located outside the settlement boundary in the neighbourhood development plan (policy KNDP14). The housing policies in the neighbourhood development plan have delivered 19 percent growth in housing in the parish to date demonstrating that the plan has been genuinely pro-development, far exceeding the housing guideline growth of 14 percent, and therefore the settlement boundary should carry full weight.*
- 2. The development is not considered sustainable so is contrary to policies KNDP1, 2, 6, 9 and 14 of the neighbourhood development plan. The Herefordshire Council Water Cycle Study - Addendum (Feb. 2015) states that Kingsland falls within category 1 and "the assessment suggests there is no current capacity". In November 2019, Welsh Water attended a sewage leak on North Road in the centre of the village that required an extensive clean up. Policy KNDP9 states that developers have to "demonstrate that their proposals will not overload the system or lead to any significant adverse effects on the River Wye SAC".*
- 3. The sewage treatment works is understood to be incapable at present of stripping out phosphates so the parish council believes the moratorium on development (as highlighted in Herefordshire Council's River Lugg Catchment Area Position Statement dated 15 October 2019) should apply to this site. In addition, the phosphates statement stipulates that the water table always needs to be at least two metres below ground, and because the water table at Kingsland is high this needs to be investigated and evidenced.*
- 4. The proposed access to Lugg Green Road is contrary to policy KNDP8 given the speed of traffic on the road and limited visibility on the sharp bend that leads from the bridge. The junction at the Corners crossroads is already extremely narrow and risky, and more traffic should not be directed to the junction. Policy KNDP8 states that development proposals should not "lead to a significant increase in the volume of traffic... at major junctions... and on roads which do not have sufficient capacity". The parking capacity shown on the plans is not sufficient and visitors will need to park on the highway given the narrow width of the access road within the development. The traffic survey needs to be redone as it was conducted at a time when Lugg Green road was closed to traffic by Balfour Beatty.*
- 5. The housing need is unproven. A nearby development at Boarsfield is believed to have 10 unsold houses on the market. A further development of 10 dwellings is nearing completion on the A4110 opposite Luctonians. Paragraph 4.8.20 of the Core Strategy states that "housing proposals will be expected to reflect the range that is required for the settlement concerned. In relation to proposals that seek specifically to meet identified local housing needs, those proposed developments must be based on appropriate, compelling evidence of how the proposal meets that need. No housing need has been demonstrated in this instance, and the number of large houses proposed is considered disproportionate.*

6. *Other local services, including the school and doctor's surgery are understood to be at capacity. The size of the car park at the surgery means that frequently cars are parked on the highway at the approach to the Corners Crossroads junction, which already has very poor visibility, increasing the potential risk for vehicles and pedestrians.*

7. *Development of the site would blur the settlements of Kingsland and Lugg Green hamlet, which is contrary to Core Strategy policy LD1 and KNDP1, which highlight the need to enhance the "setting of settlements". According to policy KNDP2, development of prime agricultural land should not be developed "unless land of a lower grade is not available or the need for development outweighs this requirement". Given the location outside the settlement boundary and demonstrable lack of housing need the proposed site is contrary to KNDP2.*

8. *The cul-de-sac layout at this location does not "conserve the rural landscape of the parish" as set out in policy KNDP4. The wildlife habitats in the existing hedgerow will be adversely affected by the proposed development outside the settlement boundary. The setting of heritage assets in the centre of Kingsland village will be adversely affected contrary to policy KNDP6, in particular e) "The sense of enclosure within the village historic core formed principally around the staggered crossroads at the Corners Inn... north east to Myrtle Cottage...".*

9. *The parish council has noted that access to the agricultural field behind the proposed development is unclear. The drainage strategy document shows access through the site but this detail is not included in the site drawings.*

*In summary, Kingsland Parish Council considers the proposed development to be contrary to the neighbourhood development plan/ Local Plan Core Strategy, and to have significant constraints which make it unsustainable. The parish council respectfully urges that the planning application is REFUSED.*

**200078 Fowden Farm, Becknell, Kingsland, HR6 9PX** – Proposed conversion of ground floor of outbuilding to granny flat to include small extension. *The planning application was supported.*

**200204 Mistletoe Cottage, Kingsland, HR6 9QS** – Pine tree to dismantle to ground level - low amenity value. Pine tree is compromising the growth and shape of the adjacent Cherry tree. *The parish council had no objection to the proposed tree work.*

**200216 Lower Cross Farm, Hereford Lane, Kingsland, HR6 9QE** – To resurface the existing farmyard with concrete. *The meeting had no objection to the proposed plans subject to retaining appropriate drainage to prevent run-off.*

**200130 Land off junction of A4110 and B4529, Eardisland** – Application for hedgerow removal notice. *The parish council agreed to object to the application and would like to see the hedge retained.*

**Planning Decisions/ enforcement** – Herefordshire Council has granted planning permission for 193652 Nash Cottage and 193735 Woodgate Farm. A hedgerow may be removed at Lawton Cross (194372 Land off junction of A4110 and B4529).

It was agreed to schedule an additional meeting on 25 February 2020 in order to consider planning application 200367 Land off Lugg Green Road.

**2019/340 FINANCE**

The following payments were AGREED: HALC, affiliation and subscription 2020-21 (£775.10); and R Bayliss, footpaths maintenance (£136.00).

**2019/341 HIGHWAYS/ LENGTHSMAN SCHEME**

The proposal from Balfour Beatty to postpone the first cut of the verges in 2020 was supported subject to confirmation that the verges will still receive two cuts in 2020. A review of the transport strategy for Hereford was noted.

**2019/342 LITTER PICK**

A litter pick will take place on 7-8 March 2020. Ward Cllr. Bowen kindly offered to bring litter pick kits provided by Balfour Beatty. The litter pick is being publicised in the newsletter and on the Kingsland Life website.

**2019/343 P3 FOOTPATHS**

There was no report.

**2019/344 NEIGHBOURHOOD DEVELOPMENT PLAN**

Herefordshire Council is holding Neighbourhood Development Plan review sessions. Members of the NDP review steering group will attend a session on 26 March 2020. The review of facilities requested by Herefordshire Council as part of the Core Strategy review will be completed by the steering group.

**2019/345 THE MONUMENT**

A second quotation for work on the Monument was noted. There is a possibility that financial support for the restoration work may be available from the Mortimer Battlefield project. A third quotation is being sought. It was agreed to consider the project at the next meeting.

**2019/346 MATTERS RAISED FOR THE NEXT MEETING (no discussion) – telephone box on**

Lugg Green Road and community commissioning request to improve blind summit at Basket's Gate.

**2019/347 INFORMATION ITEMS**

The information items on the agenda were noted.

The Chairman closed the meeting at 9.20 pm.

**Signed:** .....

**Date:** .....