

KINGSLAND PARISH COUNCIL

MINUTES OF THE MEETING HELD AT 7.30 PM ON TUESDAY 25 FEBRUARY 2020 AT THE VILLAGE SHOP AND CAFE

PRESENT: Mrs C Sawyers (Chairman), Ms Z Broad, Mrs L Juson, Mrs S Rowsell, Mr R Bayliss and Mr R Harris.

IN ATTENDANCE: Ward Cllr. S Bowen; and R Hewitt, Clerk. Six (6) members of the public were present.

2019/348 APOLOGIES FOR ABSENCE were received from Mr G Bradley (Vice Chairman), Mr D Fordham, Mr P D Vaughan, Mr J Vaughan and Mr B J Watkins.

2019/349 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION – Cllr. Harris declared that he had pre-determined planning application 200367 Land off Lugg Green Road and sat with members of the public.

2019/350 REPORT ON HEREFORDSHIRE COUNCIL

Ward Cllr. Bowen reported on the measures taken to support households and businesses affected by the recent flooding. Herefordshire Council is restoring a vintage steamroller. Central government is to provide additional funding for emergency pothole repairs and road maintenance. Ward Cllr. Bowen has proposed that Herefordshire Council borrow in order to sort out the roads and bring them into good order. Work to build the new mini-maxi roundabout at Lawton Cross is expected to start in spring/ summer 2020. Council Tax will increase by 3.9 percent with 2 percent ring fenced for delivery of social care. A balanced budget has been agreed. Funding for the southern link road has been withdrawn. A decision by Herefordshire Council on the Hereford bypass has been put back to July 2020. The velocity patcher will be back in action from April once the weather is warmer. Potholes are being repaired on an emergency basis for the time being.

2019/351 LOCAL RESIDENTS DISCUSSION

Members of the public spoke against planning application 200367 Land off Lugg Green Road. A request was made for the Kingsland NDP to be reviewed.

2019/352 PLANNING

[Cllr. Harris left the meeting.]

200367 Land off Lugg Green Road Kingsland – Outline planning permission all matters reserved for 19 No. dwellings & access & estate road. *The parish council decided to object to the proposed development for the following reasons:*

- *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.*

- *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 must "demonstrate that their proposals will not overload the system or lead to any significant adverse effects on the River Wye SAC".*

The parish council understands from a member of the public that an overflowing manhole cover has been reported on five occasions in the last three months, sending raw sewage into the gutter and the road drains. The primary school is understood to have had incidents of sewage leaking as well. Welsh Water should re-consider their letter advising on the capacity of the sewage system.

- *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 risk of flooding and pollution of the nearby Pinsley Brook needs to be properly assessed, particularly in light of recent heavy rainfall and incidents of flooding from surface water run-off and river Lugg. The water table at Kingsland is high and is unlikely to be at least two metres below ground as required in the phosphates statement.*
- *The proposed access to Lugg Green Road is contrary to policy KNDP8 due to the dangerous junction at the Corners crossroads. The junction provides no visibility for vehicles coming from Lugg Green Road, 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 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 houses proposed is considered disproportionate.*
- *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.*

- *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.*
- *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 proposed dwellings should face the road. 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...”.*
- *The proposed outline plan is potentially contrary to Herefordshire Council’s dark skies policy.*

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.

[Cllr. Harris re-joined the meeting.]

2019/353 DATE OF NEXT MEETING

The next parish council meeting will be at 7.30pm on Tuesday 10 March 2020 at the village café and shop.

The Chairman closed the meeting at 8.05 pm.

Signed:

Date: