

KINGSLAND PARISH COUNCIL

MINUTES OF THE EXTRAORDINARY MEETING OF KINGSLAND PARISH COUNCIL HELD AT 7.30 PM ON WEDNESDAY 18 AUGUST 2021 AT THE CORONATION HALL

PRESENT:

Mrs C Sawyers (Chairman), Mrs S Rowsell, Ms E Pickard, Mr R Bayliss, Mr B J Watkins and Mr R Harris.

IN ATTENDANCE: Ward Cllr. S Bowen; and Mr R Hewitt, Clerk. No members of the public were present.

2021/75 APOLOGIES FOR ABSENCE were received from Mrs Z Broad, Mrs L Juson, Mr G Bradley (Vice Chairman), Mr D Fordham and Mr J Vaughan.

2021/76 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION – None.

2021/77 REPORT ON HEREFORDSHIRE COUNCIL

Ward Cllr. Bowen reported on extensive repairs required for Shire Hall and the Town Hall in Hereford.

2021/78 LOCAL RESIDENTS' DISCUSSION

There were no matters raised.

2021/79 PLANNING

211227 Land to the north of Boarsfield, Lugg Green Road, Kingsland, HR6 9SH –

Proposed erection of ten dwellings and associated works. To consider amended/ additional documents and plans. *The parish council has considered the amended and additional plans/ documents and agreed to add the following points of objection to those made on 27 May 2021.*

- 1. As of April 2021 Herefordshire Council have a 6.9 year land supply which consequently means that the settlement boundary of the Kingsland Neighbourhood Development Plan has full material weight. The proposed location of the development lies outside the settlement boundary for Kingsland village (KNDP14).*
- 2. The parish council notes the outcome of 200207 Land to the north of Southbank, Withington, Hereford HR1 3SB, also located outside the relevant settlement boundary, which was dismissed on appeal in March 2021.*
- 3. There is insufficient protection for the veteran oak tree as highlighted by the county tree officer who states that "plots 4 and 5 are not achievable due to their encroachment". This view is strongly supported by the parish council. The 'no objection' box is ticked at the top of the tree officer's report which seems to contradict the officer's recommendation not to support the application – has the incorrect box been ticked in error?*
- 4. Matters raised in the representation from Welsh Water need to be addressed to establish with certainty, and beyond all reasonable scientific doubt, that the integrity of the Rivers Lugg and Wye will not be adversely affected. 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".*

5. Herefordshire Council is one of 14 local planning authorities in England selected to apply the new National Model Design Code (NMDC) which “seeks to ensure that new developments are ‘beautiful, well-designed and locally-led’”. It also features environmental, heritage and wellbeing factors. Developments should also fit in with local character.

The proposed development is outside the settlement boundary of the Kingsland NDP, so by definition cannot be said to be locally led. The design and layout, in the view of the parish council, will not enhance the “setting of settlements” (KNDP1 and LD1), and the cul de sac layout does not conserve the rural landscape (KNDP 4) or setting of heritage assets (KNDP 6).

6. An updated ATC is referenced in a note from the developer’s agent, which includes an addendum to the Transport Statement. The addendum does not appear to be available as a new or amended document on the planning pages of www.herefordshire.gov.uk. The parish council asks that this is disclosed and on the current available information considers that the proposed development is contrary to Policy KNDP8 for the reasons stated in the parish council’s earlier representation.

7. Kingsland village does not have a regular bus service. Future residents will need to rely on private transport, which in the view of the parish council means it cannot be sustainable.

212973 Criftins Cottage, Kingsland, HR6 9SD – Proposed demolition of existing conservatory and replacement by single storey kitchen extension with lantern, and addition of two storey side extension and enclosing existing porch area. *The planning application was supported.*

212920 Sunnybank, Kingsland, HR6 9SE – Silver pear (T1) - fell as root is lifting up wall. *The proposed tree work was supported.*

212919 Whitsend, Kingsland, HR6 9SE – Laurel (T1) - fell as lifting patio slabs and too close to the house. *The proposed tree work was supported.*

212880 Leominster Car Auctions, Kingsland, HR6 9RL – Proposed new warehouse. *The planning application was supported.*

212833 9 Boarsfield, Kingsland, HR6 9SN – Proposed first floor bedroom extension. *There was no objection subject to neighbours’ consultation.*

212094 Pinsley Park Cholstrey, HR6 9AP – To erect a steel portal frame shed for the purpose of the handling of livestock. *The planning application was supported subject to appropriate shielding due to the relative height of the location.*

2021/80 FINANCE

The following payment was agreed: Clerk, website hosting fee 2021-22 (£95.98). The purchase of community dog waste bags was agreed.

[Cllr. Pickard left the meeting.]

2021/81 DATE OF NEXT MEETING

The next meeting will be at the Coronation Hall at 7.30pm on Wednesday 15 September 2021.

The Chairman closed the meeting at 8.22pm.

Signed:

Date: