

KINGSLAND PARISH COUNCIL

MINUTES OF THE MEETING HELD AT 7.30PM ON WEDNESDAY 15 JANUARY 2025 AT THE CORONATION HALL

PRESENT: Mrs C Sawyers (Chairman), Mr P Saunders (Vice Chairman), Mr D Fordham, Mr R Harris, Mr G Lewis, Mr S Morgan, Mr D Thompson and Mr B J Watkins.

IN ATTENDANCE: Ward Councillor D Hurcomb; Mr D Humphreys, Welsh Water; Mr D Lloyd, traffic management working group and Mr R Hewitt, Parish Clerk. Nine (9) members of the public were present.

2024/163 APOLOGIES FOR ABSENCE were accepted from Mr S Hicks and Mr J Vaughan.

2024/164 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION
Cllr. P Saunders declared a disclosable pecuniary interest in items 2024/174 iv) Coronation Hall and Cllr. B Watkins declared a disclosable pecuniary interest in planning application 242821 Waterloo Mill.

2024/165 CO-OPTION OF NEW MEMBER
Deferred.

2024/166 MINUTES OF MEETING
The Minutes of the Meeting held on 27 November 2024 were agreed and signed.

2024/167 REPORT ON HEREFORDSHIRE COUNCIL
Ward Cllr. D Hurcomb's verbal report was noted. The PROW and drainage grants have been extended to June 2025. The lengthsman grant scheme is likely to be kept at the same level of funding in 2025-26.

The implications of the new NPPF and role of the bypass in achieving delivery was noted. The outcome of new devolution proposals is likely to be a new mayor for a combined authority.

Council finances are under pressure from the new distribution formula introduced by government, the uprated living wage and higher national insurance rates for external providers of services used by the council. Capital funding of £1 million is allocated for playgrounds. The Western bypass, phase 1 is funded, effectively delivering the southern link road.

There is a significant resurfacing and surface dressing programme. Three sections of road in Kingsland parish have been proposed for the list subject. The county council has appointed a new PROW and lengthsman scheme officer.

2024/168 WELSH WATER
Mr D Humphreys, river quality liaison manager, Welsh Water, kindly provided an overview covering water quality, the sewer network, storm overflows, phosphate reduction programme and future investment programme 2025-2030.

The network team for Kingsland is considering installing a non-return valve to address ongoing problems with leaking from the cover on the road outside the entrance to the Coronation Hall. Leaks should be reported to Welsh Water using the contact details on their website. The response of the sewerage network to high levels of rainfall indicates that some combined flows are entering the system causing 'hydraulic overload'.

Telemetry devices placed in each asset are being used to highlight priority areas for investment by Welsh Water. Data for 2024 will be available from April 2025. Permits for wastewater treatment are being reviewed. Facilities are being upgraded to remove phosphates, for example at Leominster and Rotherwas. The phosphate reduction programme should be completed by 2032.

Significant investment in the network is under review with OfWat. The investment programme for the 2025-30 period should be in place by April 2025.

Members of the parish council asked what Welsh Water is doing locally, for example whether there are plans for reduction of phosphates at the Kingsland wastewater treatment facility and raised concern at the significant reduction in water quality and fish stocks at Pinsley Brook and the Lugg.

Mr Humphreys kindly agreed to let the parish council know the outcome of the 2025-30 investment programme for Kingsland.

The Chairman thanked Mr D Humphreys.

[Mr D Humphreys, Welsh Water left the meeting.]

2024/169 LOCAL RESIDENTS' DISCUSSION

There were no matters raised.

2024/170 CLERKS REPORT/ MEETINGS ATTENDED BY MEMBERS

The annual return 2024 for the AH Williams Trust has been submitted to the Charity Commission. The parish precept for 2025-26 (£26,500) has been submitted to Herefordshire Council. Room hire charges have been increased by the Coronation Hall. Options for the Mousenatch footpath bridge agreed at the last meeting have been submitted to Herefordshire Council.

The Coronation Hall committee have advised that the date of the meeting in February coincides with rehearsals for the pantomime. There is the option to hire the village tearoom as an alternative venue.

The local policing charter will be renewed shortly with consistent community priorities.

2024/171 PLANNING

[Cllr. B Watkins left the meeting.]

1. 242821 Waterloo Mill, Cobnash – Proposed conversion of the mill and associated buildings to 6 units for holiday accommodation. Listed building consent. *The proposed plans were supported.*

[Cllr. B Watkins rejoined the meeting.]

2. 242743 Land adjacent to B4360 Cobnash – The erection of three dwellings and associated work on land at Cobnash, together with a replacement septic system at Southend.

A member of the public spoke against the proposed development.

It was resolved to object to the proposed development pending the consideration and resolution of concerns that were raised at the parish council meeting by the member of the public. The parish council asks that the following points are addressed, and the planning application amended accordingly:

- *Parking, highway access and speed limit: The provision of 17 parking spaces for a three-house development is considered excessive. The extensive parking provision raises questions about the suitability of the existing highway access which it is felt needs to be improved due to the speed and frequency of traffic on the highway. The parish council urges the planning authority to look at introducing a 30mph limit to improve road safety and in recognition of recent development in Cobnash.*
- *Pond within 250m buffer zone: The Phase 1 Extended Ecological survey states there is no pond present within 250m (page 3, main findings, bullet point #4), which is inaccurate. Satellite mapping shows a sizeable pond within the grounds of Cobnash House which lies within the buffer zone.*
- *Foul Water and Surface Water Drainage Strategy: A local resident has questioned the assertion that the high table groundwater depth “is at least 2 metres below the surface at all times” (see d) on page #9). Based on their experience living nearby, high ground water is significantly closer to the surface than 2 metres. This finding may reflect the timing of the ground tests which were undertaken in May 2024 (page #15). Given the increased frequency and intensity of rainfall and subsequent surface water run-off, using data based on rainfall averages for the period 1961-1990 is not considered to be sufficiently robust (map legend, page #13).*

According to the Foul Water and Surface Water Drainage Strategy, percolation tests for the package treatment plant (PTP) were carried out on the higher lying area of the site (P1 and P2, page #26). However, the Landscaping and drainage plan (drawing D1608.14D) shows the package treatment plant is located on the lowest point adjacent to the highway. This raises serious questions as to how the PTP will be able to discharge and still meet two of the Foul Water Disposal Conclusions (page #66), namely that: “The resulting effluent must be discharged to a new continuous loop drainage field located in the percolation test area” and “The new drainage field must be located in the vicinity of P1 and P2 and must be at least 2m away from any site boundary and 15m away from any dwelling.

The PTP is nowhere near P1 and P2 and looks to be too close to the highway to meet the two-metre site boundary condition and too near proposed dwellings 1 and 2 to conform with the 15m dwelling boundary condition. The inconsistencies need to be addressed, and appropriate amendments made to the drainage strategy so that it meets the conclusions on page #66 of the Foul Water and Surface Water Drainage Strategy.

3. Planning Decisions: Herefordshire Council have granted planning permission for 242597 Kingsland House and listed building consent for 242598 Kingsland House. Works to trees within a conservation area are allowed for 242705 Moor House.

2024/172 TRAFFIC MANAGEMENT PLAN – Deferred.

2024/173 PLAYGROUND AT CORONATION HALL – Deferred.

2024/174 FINANCE

i) Financial statement to date: The financial statement to 2 January 2025 was noted. A missing cheque has been cancelled and the payment re-issued.

ii) Receipts: Herefordshire Council, lengthsman grant for period to November 2024 (£2,882.50).

iii) Review the effectiveness of internal financial controls: Deferred.

[Cllr. P Saunders left the meeting.]

iv) Coronation Hall request for financial support in 2025-26: It was agreed to consider proposals from the Coronation Hall committee on a case-by-case basis.

[Cllr. P Saunders re-joined the meeting.]

v) The following payment was agreed: Clerk, wages increment for period 2024-25, part 1 (£75.04).

2024/175 FOOTPATHS (PROW)

Cllr. S Morgan's PROW report was noted and will be published on the parish council website.

[9.33pm, the parish council voted to suspend standing orders.]

2024/176 HIGHWAYS/ LENGTHSMAN SCHEME

i) Report on lengthsman activity: The lengthsman's decision to no longer provide a maintenance service after 31 January 2025 was noted.

ii) Temporary lengthsman from 1 February 2025, tender process for 2025-26: The parish council agreed to appoint D C Gardening Services as lengthsman on a temporary basis from 1 February 2025, pending the outcome of the tender process which was delegated to the Clerk in consultation with the lengthsman coordinator.

iii) Highway matters to bring to the attention of the highway authority: No matters were raised.

2024/177 NOTICEBOARD ON SCHOOL WALL, LONGFORD – Deferred.

2024/178 NEIGHBOURHOOD DEVELOPMENT PLAN – Deferred.

2024/179 MATTERS RAISED FOR THE NEXT MEETING (no discussion)

Request from the play group for community support/ funding.

2024/180

DATE OF NEXT MEETING

The next meeting will be at 7.30pm on Wednesday 19 February 2025. The venue is to be confirmed.

The Chairman closed the meeting at 9.40 pm.

Signed:

Date: