

KINGSLAND PARISH COUNCIL

MINUTES OF THE MEETING HELD AT 7.30PM ON WEDNESDAY 25 JUNE 2025 AT THE CORONATION HALL

PRESENT: Mr S Morgan (Vice Chairman), Mr R Harris, Mr G Lewis, Mr P Saunders, Mr J Vaughan, Mr A Scholar and Mr B J Watkins.

IN ATTENDANCE: Ward Cllr. D Hurcomb; Ms M Albright, Border Oak; and Mr R Hewitt, Parish Clerk. Ten (10) members of the public were present, including two (2) members of the traffic management working group.

2025/39 APOLOGIES FOR ABSENCE – Mr D Thompson (Chairman), Mrs C Sawyers, Mr D Fordham and Mr S Hicks.

2025/40 DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATION
Cllr. J Vaughan declared a disclosable pecuniary interest in 2025/49 251383 Oakfields and 251597 Saltash. Cllr. P Saunders declared a disclosable pecuniary interest in 2025/55 Projector for the Coronation Hall. Cllr. R Harris declared a disclosable pecuniary interest in 2025/56 Interpretation panel by the church. Cllr. J Vaughan declared a non-disclosable interest in 2025/53 Bench on Lugg Green Common.

2025/41 REPORT ON HEREFORDSHIRE COUNCIL
Ward Cllr. D Hurcomb's verbal report was noted. The signs commissioned from the highway authority should be delivered soon. They were not installed as part of the recent resurfacing work. Significantly more housing is required in the county. Some patching and resurfacing is planned for the B4362 including white lining. The parish council is advised to apply for the 2025-26 PROW grant sooner rather than later. The next meeting of Herefordshire Council is on 25 July 2025.

Ward Cllr. Hurcomb was asked about works by Welsh Water on Hostel Lane, Cobnash, and the diversion through Kingsland village.

2025/42 LOCAL RESIDENTS' DISCUSSION I
A member of the public highlighted sewage discharges, the lack of phosphate stripping at the Kingsland wastewater treatment works, and additional load from the Shobdon treatment works, and requested that the parish council consider having a sewerage representative to monitor and liaise with Welsh Water on behalf of the parish council.

2025/43 ELECTION OF OFFICERS
(i) Neighbourhood/ Parish Watch Representative: Cllr. J Vaughan.
(ii) School representative: Cllr. P Saunders.

2025/44 TRAFFIC WORKING GROUP MEMBERS
Cllrs. A Scholar and P Saunders kindly agreed to continue representing the parish council on the working group. It was noted that the five public members of the working group have kindly agreed to continue and this was supported by the parish council.

2025/45 TRAFFIC MANAGEMENT PLAN

Cllr. A Scholar kindly provided a brief verbal report on the traffic management working group. The working group is to put an article and survey in Kingland News regarding the recent resurfacing works and changes to road markings. Request made to consider contacting Welsh Water to enquire why road at Cobnash is being dug up in the same location.

2025/46 ANNUAL RETURN 2024-25

- a) *Internal audit and report:* Completion of the internal audit and report by HALC was noted. It was agreed to adopt the signing convention used by HALC. There were no other recommendations or actions to consider.
- b) *Annual Governance Statement:* The statements were reviewed and approved.
- c) *Accounting Statements 2024-25 (AGAR3):* The accounting statements were reviewed and approved. An external audit is required due to the receipts and expenditure of the parish council being in excess of £25,000. The meeting reviewed earmarked funds and agreed to increase the allocations as proposed.

2023/47 MINUTES OF ANNUAL MEETING

The Minutes of the Annual Meeting held on 28 May 2025 were agreed and signed.

2025/48 LOCAL RESIDENTS' DISCUSSION II

Members of the public spoke against the proposed plans for Land opposite to the Methodist Chapel.

2025/49 PLANNING

1. 251411 Land opposite to Methodist Chapel, Plot 1, Chapel Lane, Kingsland, HR6 9FD – Proposed construction of a self-build dwelling and garage on plot 1. *The parish council noted the changes to the planning landscape introduced by the December 2024 NPPF. The parish council agreed to support the planning application, but felt that several fundamental concerns should be addressed and given full consideration by the planning authority, namely:*

- *Access to the A4110 from Chapel Lane is particularly difficult and hazardous, and Chapel Lane itself is seen as too narrow to accommodate two-way traffic. The parish council proposes that Chapel Lane is made a one-way road to address both concerns.*
- *Limited capacity of the mains sewerage system. In the Kingsland NDP Welsh Water indicated that the system was near capacity, and since that period many new dwellings have been connected. In addition, the water pressure for mains water is anecdotally said to be poor/ low at the north end of the village, which is where the development is proposed. Further development will lower the water pressure even more.*
- *Possible impact on the level of ground water in respect of those houses using existing wells and not connected to mains water. The infiltration testing was done in June, and the weather was recorded as 'fine and sunny', so not ideal conditions to inform how the water table might vary in wet and wintry conditions.*
- *There is no provision for affordable housing which is needed within the village - especially for younger families.*
- *The location is outside the settlement boundary in the neighbourhood development plan, a consideration which was given full weight in the refusal of a recent application on the same plot.*

• *The loss of Grade 2 agricultural land. The plot has been used for agricultural purposes for many years.*

2. **251412 Land adjacent to Methodist Chapel, Plot 3, Chapel Lane, Kingsland, HR6 9FD** – Proposed construction of a self build dwelling and garage plot 3. *See Plot 1 above.*

3. **251413 Land adjacent to Methodist Chapel, Plot 2, Chapel Lane, Kingsland, HR6 9FD** – Proposed construction of a self build dwelling and garage on plot 2. *See Plot 1 above.*

4. **251414 Land adjacent to Methodist Chapel, Plot 4, Chapel Lane, Kingsland, HR6 9FD** – Proposed construction of a self build dwelling and garage plot 4. *See Plot 1 above.*

5. **251415 Land adjacent to Methodist Chapel, Plot 5, Chapel Lane, Kingsland, HR6 9FD** – Proposed construction of a self build dwelling and garage plot 5. *See Plot 1 above.*

6. **251388/L 2 Park Terrace, Kingsland, HR6 9SQ** – Proposed like for like replacement of 1 No ground floor and 1 No first floor window on the front elevation. *The application was supported.*

[Cllr. J Vaughan left the meeting.]

7. **251597 Saltash, St Michaels Avenue, Kingsland, HR6 9QP** – Proposal to replace a septic tank with a package treatment plant. *The application was supported.*

8. **251383 Oakfields Farm, Kingsland, HR6 9QU** – Proposed erection of an additional poultry shed with associated feed bins and hard standings, in connection with the whole site permanently adopting the higher welfare, lower stocking density standard. *The application was supported.*

[Cllr. J Vaughan re-joined the meeting.]

9. **251507 Willow Cottage, North Road, Kingsland, HR6 9RU** – Proposed oak-framed timber-infill cart shed/garage, open-fronted with clay-tiled roof, at front of property. *The application was supported.*

10. **250980 Leinthall Quarry, Leinthall Earls, HR6 9TR** – Proposed Western extension of existing quarry and consolidation of planning permissions. *As a parish affected by traffic movements to and from the quarry, it was decided to comment on the proposed extension of the quarry. The parish council requests that the existing cap on traffic movements is retained, that designated routes are considered and a financial contribution made to support the road network, including road safety initiatives, and consideration given to support of community initiatives.*

11. **Planning Decisions** by Herefordshire Council – Deferred.

2025/50 NOTICEBOARD ON SCHOOL WALL, LONGFORD

The quotation from Sack and Sugar for a replacement noticeboard that was recommended by Cllr. R Harris (£2,084.00) was agreed.

2025/51 HIGHWAYS/ LENGTHSMAN SCHEME – Deferred.

2025/52 FOOTPATHS

1. *Footpath officer report:* Cllr. S Morgan, footpath officer kindly provided a verbal report. Eight (8) gates have been ordered under the 2024-25 PROW grant and will be installed by the lengthsman. The report will be published on the website.

2. *PROW grant application 2025-26:* It was agreed to apply for PROW funding for 2025-26.

2025/53 BENCH ON LUGG GREEN COMMON

It was noted that a replacement bench will be donated by Vaughan Farms. The parish council agreed to adopt the new bench and not to take away the existing broken bench which has been moved onto private land.

2025/54 DOG FOULING AND LIVESTOCK

It was agreed to consider provision of dog bins at the next meeting. A note will be placed in the village newsletter to remind dog owners of their responsibilities concerning dog fouling and safeguarding of livestock.

Cllr. S Morgan kindly offered to suggest some locations for dog bins and to look at arrangements for their emptying and maintenance.

[Cllr. P Saunders left the meeting.]

2025/55 PROJECTOR AND SCREEN, CORONATION HALL

A quotation for a ceiling mounted projector and screen was noted. The parish council suggested a higher specification audio visual set up is considered for the hall, including a broadband connection. The Coronation Hall Committee will be asked to reconsider their proposal accordingly.

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

[Cllr. R Harris left the meeting.]

2025/56 INTERPRETATION PANEL, BATTLE OF MORTIMER'S CROSS

The parish council resolved to use permitted development powers under Part 12 (AB) of The Town and Country Planning (General Permitted Development) (England) Order 2015 to put up a Battle of Mortimer's Cross interpretation panel next to the Welcome to St Michaels and All Angels notice board by the main gate to Kingsland Church.

After considering a note from Herefordshire Council's Planning Duty Officer on the parish council's permitted development rights, it was agreed that the lengthsman should install the interpretation panel and the cost of this should be reimbursed by The Battlefields Trust.

[Cllr. R Harris re-joined the meeting.]

2025/57 FINANCE

i) *Financial statement to date:* The financial statement to 31 May 2025 was noted. Cash at hand at this date was £41,813.64.

ii) *Payments AGREED:* MJH Contracting, lengthsman (£287.50); Evans Farm and Country Supplies, footpath furniture (£2,773.20); Wel-Medical, one pair defibrillator pads (£75.18); Clerk, wages, June 2025; and HMRC, PAYE to 5 July 2025 (£57.97).

iii) *Payments ratified:* St Michaels' PCC, donation for churchyard maintenance (£575.00); and Wigmore School, sponsorship of awards (£50.00).

2025/58 **MATTERS RAISED FOR THE NEXT MEETING** (no discussion)
Sewerage representative to monitor and liaise with Welsh Water on behalf of the parish council.

2025/59 **DATE OF NEXT MEETING**
The next meeting will be at 7.30pm on Wednesday 30 July 2025 at the Coronation Hall.

The Chairman closed the meeting at 9.22 pm.

Signed:

Date: