



Kington Town Council

Email: clerk@kingtontowncouncil.gov.uk

Web site: www.kingtontowncouncil.gov.uk

The Planning Committee

On Monday 19th July 2021 at 6.00pm

At

The Old Police Station, Market Hall Street, Kington

for the purpose of transacting the following business

Committee Members: Cllrs. E. Banks, T. Bounds, J. Cooke,
P. Edwards, M. Fitton, F. Hawkins, E. Rolls, I. Spencer,
R. Widdowson

Agenda

1. To elect a Chair of the Committee for the forthcoming year
2. To receive apologies for absence, declarations of interest, as required, and requests for dispensation
3. To elect a Vice Chair of the Committee for the forthcoming year
4. To confirm the Minutes of the meeting held on 26th April 2021
5. To consider planning applications now due for consideration:
 - Ref: 212328 (application for a prior approval determination for change of use)
 - Site: 12 High Street, Kington
 - Dev: Change of use
6. Planning consent under permitted development rights, if any
7. To note planning decisions by Herefordshire Council since the last meeting, if any
8. To consider s106 "wish list"
9. To consider communication from Herefordshire Council on Strategic Housing Provision and agree a way forward.
10. Date of next meeting and items for the agenda.

Issued on 12.7.2021 by

Liz Kelso

Clerk, Kington Town Council

The Old Police Station, Market Hall Street, Kington, HR5 3DP

Tel: 01544 239 098 or Mob: 07483 914 485

Email: clerk@kingtontowncouncil.gov.uk

Members of the public are welcome to attend meetings of the Planning Committee and may, at the discretion of the Chairman, speak on some agenda items. For more information on how you can participate in Committee meetings of Kington Town Council, please speak to the Clerk at the address above.

KINGTON TOWN COUNCIL INFORMATION ON MEETINGS

Kington Town Council are delighted to return to face to face meetings for the first time since March 2020 as a result of the easing of Coronavirus restrictions. However, we must be aware that although infection rates are currently low, we must still ensure the health and safety of all those attending our meetings and must comply with new restrictions and rules.

1. You must observe social distancing and the wearing of masks at all times – unless you have a medical exemption - when inside the meeting venue, including during the meeting. We acknowledge that this may make it difficult to hear and be heard during the meeting but your safety and the safety of everyone attending is paramount.
2. Please use the sanitiser provided when entering the building. Please follow any directional signage to a vacant seat and do not move the chairs provided. Please do not walk around the room once seated and if you leave the room during or at the end of the meeting, please observe any one way system. Doors and windows will remain open during the meeting.
3. If you wish to refer to a copy of the agenda or meeting papers during the meeting please bring a copy with you as only limited supplies will be available. Do not share papers and take any papers home with you after the meeting.
4. Apologies, but we are currently unable to offer refreshments.
5. On entry you will be asked to give your name and details where you can be contacted over the next three weeks. Your details will be kept for track and trace purposes and may be handed over to the Public Health Department at Herefordshire Council if requested to do so. We will destroy your personal data if no such request is received after the 21 day period or as instructed by Herefordshire Council. By entering the meeting you will be deemed to have given permission for your personal data to be used for this purpose.
6. **Please do not attend this meeting if you or a member of your household has symptoms of Coronavirus such as a new continuous cough, fever or change to your sense of taste or smell, whether or not you have had a recent Coronavirus test.**
7. **Please do not attend the meeting if you or a member of your household has tested positive for Coronavirus within 14 days of the date of the meeting or you have been advised to self isolate as you have been in contact with someone who has tested positive for Coronavirus or have returned from a country where the UK government has indicated you should self isolate on return to the UK.**
8. Entry to the meeting room may be refused once the maximum capacity of the room has been reached.



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Minutes of the Planning Committee Meeting

held on via video conferencing on Monday 26th April 2021 in accordance with The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020

PRESENT

Cllr. F. Hawkins - Chair
Cllr. E. Banks – agenda item 3 onwards
Cllr. T. Bounds – agenda item 3 onwards
Cllr. J. Cooke
Cllr. E. Rolls
Cllr. I. Spencer
Cllr. R. Widdowson

IN ATTENDANCE

Liz Kelso – Town Clerk
1 member of the public

Minute	Agenda item	
Plan-030-21	1	Apologies, declarations of interest and requests for dispensation Apologies were noted from Cllrs P Edwards and M Fitton. There were no declarations of interest or requests for dispensation.
Plan 031-21	2	Minutes of the previous meeting Minutes of the meeting held on 15 th March were approved and the Chair was authorised to sign the Minutes as a true record of proceedings at that meeting.
Plan 032-21	3.	Planning Applications now due for comment Ref: 210941 Site: 38 High Street, Kington Dev: Proposal to replace second floor sash part of windows Obs. After due consideration, Members resolved to support the proposed development. Ref: 211410 Site: The Vicarage, Church Road, Kington Dev: Proposed to remove trees and replace both at a different location Obs: Members noted the poor quality of the application which made it difficult to ascertain the impact of the proposed works to enable the town council to make appropriate observation although in principle supported the replacement of trees for those removed. Accordingly no comment was felt possible.

Ref: 211495

Site: Westerings, Kington

Dev: Proposed rear extension , front porch and detached garage

Obs: After due consideration, members had no objection to the proposed development.

Plan 033-21 4 Applications under permitted development rights
None to note

Plan 034-21 5. Planning decisions by Herefordshire Council since last meeting

Ref: 210955

Site: Sunset Row, Kington

Dev: 10 Proposed mews style cottages

Note: Application refused

Plan 035-21 6 Update on enforcement action

The Clerk noted that two items have been reported to the planning enforcement team and will be brought to the town council for consideration if appropriate. It was also reported that previously identified unauthorised development along the by-pass was also still being dealt with by the planning enforcement team although a new officer at Herefordshire Council is now dealing with this matter.

Plan 036-21 7 Items for the next agenda and next meeting

There were no items raised for the next agenda. The next meeting will take place on Monday 17th May 2021 at 6.00pm

There being no further business, the Chairman declared the meeting closed at 6.25pm.

Chairman

Mrs Liz Kelso
Clerk to the Parish
Kington Town Council
The Old Police Station
Market Hall Street
Kington
Herefordshire
HR5 3DP
clerk@kingtontowncouncil.gov.uk

Our Ref: 212328
Please ask for: Mr Adam Lewis
Direct Line: 01432 383789
E-mail: Adam.Lewis@herefordshire.gov.uk

30 June 2021

Dear Mrs Liz Kelso,

APPLICATION NO & SITE ADDRESS: Planning Consultation - 212328 - 12 High Street, Kington, Herefordshire, HR5 3AX
DESCRIPTION: An application to determine if prior approval is required for a proposed change of use from Public House to Retail Shop.
APPLICANT(S): Mr John Wilkins
GRID REF: OS 329707, 256656
APPLICATION TYPE: (Part 3) Class C - Prior Approval
WEBSITE LINK: <http://www.herefordshire.gov.uk/searchplanningapplications>

We have received the application described above which involves a site in your Parish.

This application is for a prior approval determination for a change of use and as such the new legislation does not require you to respond to this communication.

Details of the application, including the plans and any supporting documents can be viewed on the Council's website normally within 24 hours.

The website link above will take you direct to the relevant website page where you will need to enter the application number.

You cannot object to or support the proposal but if there is something specific that you wish to draw to our attention please email your comments to **Adam.Lewis@herefordshire.gov.uk** by **21/07/2021**. If you do not respond by this date it will be assumed that you have no comments to make.

Please respond using the online comments form

Yours faithfully

TECHNICAL SUPPORT OFFICER

All personal data held is processed in accordance with data protection law. For further information please see our website https://www.herefordshire.gov.uk/info/200142/planning_services/62/apply_for_planning_permission/3

Mr John M Wilkins
12 High Street
KINGTON
Herefordshire
HR5 3AX
Mob: [REDACTED]

10/06/2021

To: Herefordshire County Council
Re – Planning Application PP-09922794v1

Hello,

Please can you take into consideration the following comments when dealing with my request to the Change of Use of The Lamb Inn from Public House to Retail Shop.

I purchased the freehold of The Lamb in June 2008 and after two months of considerable renovations, opened in August. The property had fallen into a state of disrepair after being empty for more than 18 months. Prior to that, the pub company had allowed anyone to manage the place without any care or supervision. I have heard many stories about the rowdiness of its customers and I was soon to learn how this affected the reputation of The Lamb Inn.

It took me three years to build up a good trade but only by accepting the patronage of the 'younger' clients. [REDACTED]

[REDACTED] I tried to survive by getting a darts team, a crib team and even a juke box.

I am sure you know that the public house trade throughout the country has been in decline for years and that's without the affect of Covid. In Kington there are now **seven pubs** open. The Burton Hotel does a very good Bar-Trade and there are three sports clubs (with bars), not counting The Golf Club.

I closed my pub on 19 November 2019 after my takings fell below just [REDACTED] per week. I have tried to sell The Lamb several times but have only had interest from developers or people wanting to turn it into a guest-house.

Sadly I think it is time to call it a day for The Lamb and change it into a shop. My desire is for a bookshop, although Kington could do with a clothes or shoe shop. Whether I open a shop or lease to someone else, I certainly believe that I would find a buyer easier if I were to put a shop on the market rather than one of eight pubs in a town of around just 4,000 people.

Please ring me, or pay me a visit if you need to find out more.

Thank you,

Yours sincerely,

John

[REDACTED]

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL	
14 JUN 2021	
To:	
Ack'd:	File

Dear Chairman,

Section 106 Town/Parish Wish List

The council recognises that when developers build new houses, the development may have an impact on the local community. For example, the growth in the local population might lead to greater pressure on education facilities. We can use Section 106 Agreements to require developers to pay for infrastructure to help mitigate the impact of developments. In addition, Section 106 agreements can be used to secure the delivery of affordable housing

Section 106 agreements are legal agreements negotiated between the council and the developer. The council can request financial contributions and affordable housing for development sites of 11 residential units or more.

Under the Government's National Policy Planning Framework (NPPF), which sets out the Government's planning policies and, how they should be delivered, we can only ask for funds for infrastructure which meet the following 'three statutory tests':

- the project is necessary to make the development acceptable in planning terms;
- it is directly related to the development; and
- it is fairly and reasonably related in scale and kind to the development

The table below shows how this might work in practice:

Test (as set out in the NPPF)	We <u>can</u> ask for funding if.....	We <u>can't</u> ask for funding if.....
Necessary to make the development acceptable in planning terms	The catchment primary school is already operating at full capacity and the development will increase the demand further.	There is spare capacity at the catchment primary school even allowing for the increased demand due to the development
Directly related to the development	There is a play area next to the development which needs new equipment and which	There is a play area some distance away from the development which needs new equipment but which

	residents of the development will use.	the new residents are unlikely to use.
Fairly and reasonably related in scale and kind to the development	There is already traffic congestion and the new development will increase the problem. We could request a contribution to make improvements to the highway network of the total cost of fixing the problem.	There is already a traffic problem but the new development won't make it significantly worse - section 106 funding can't be used to tackle 'existing' problems not linked to the development

How Planning Obligations Are Agreed, And How To Get Involved

The National Planning Policy Framework (NPPF) encourages developers to discuss their proposals with the Council before submitting planning applications through pre-application proposals. These discussions will include whether there is any need for planning obligations, and the likely requirements of them.

As the local authority, one of our key roles in this process is to identify and prioritise 'needs' within the County and to consider these alongside present and proposed developer contributions. For example, there might be a lack of play equipment in a residential area; no community hall where one is needed; or a very limited amount of affordable housing.

In practice, it is reasonable for communities to identify those areas where there are weaknesses in social and physical infrastructure to which contributions could be sought from new development. For example, affordable housing, open space and local environmental improvements. This can be through responding to consultation responses on planning applications.

As part of this process, the Council maintains a Community Ideas Database. This contains the 'needs' or 'wishes' that have been formally identified by Councillors, Town/Parish Councils, residents' associations and other interested groups.

We would like to update this information on an annual basis and are therefore writing to ask that you consider the needs of your community and submit your requests for new infrastructure for the council can take into consideration in future planning applications. Please submit your 'wish list' addressed to Yvonne Coleman – Planning Obligations Manager ycoleman@herefordshire.gov.uk

Planning obligations online

The council has updated the web pages with regards to Planning Obligations. Please find a link to the web page below;

<https://www.herefordshire.gov.uk/local-plan-1/section-106-planning-obligations>

There is a dedicated web page that enables a search of the section 106 monies that the council currently holds. This enables a search by ward, parish, planning gain type, planning application, development site. Please note that the search results will only show monies that the council has received. If there are no results for your ward or parish then the council has not received monies in your area.

<https://www.herefordshire.gov.uk/local-plan-1/section-106-planning-obligations/3>

I hope that this is useful. We welcome feedback on the functionality of the search function so that improvements can be made if needed.

Yours sincerely,

Yvonne Coleman

Planning Obligations Manager

Liz Kelso

From: TalkCommunityEnquiries <TalkCommunityEnquiries@herefordshire.gov.uk>
Sent: 29 June 2021 10:56
To: TalkCommunityEnquiries
Subject: Strategic Housing Provision

Dear All

Following the recent decisions on housing provision Herefordshire Council would welcome the opportunity of engaging with all Parish Councils from across the county to understand the housing requirements for your area.

In particular, the Council would like to gain greater understanding of the local opportunities and challenges that your local areas are facing. With the aspiration of increasing the housing stock available to potential tenants and homebuyers, enabling them to get onto the property ladder, please could we discuss your local needs.

As a suggestion, using your local neighbourhood plans and utilising your local knowledge, the Council are also exploring other options through third party sites that are currently planned or have received planning permission but have not yet commenced. The aim would be to understand potential opportunities to collaborate or help facilitate housing delivery in your parish that would meet your local needs for the future.

Please let me know if this is something that you would like to discuss further.

Kind regards

Robert Barton

Herefordshire.gov.uk

Nigel Thomas
Programme Manager
07792881910

Corporate Services
Plough Lane
Hereford, HR4 0LE
nigel.thomas@herefordshire.gov.uk



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Make testing part of your new normal

PLAY YOUR PART

