



Kington Town Council

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Minutes of the Planning Committee Meeting

held on via video conferencing on Monday 18th January 2021 in accordance with The Local Authorities (Coronavirus) (Flexibility of Local Authority Meetings) (England) Regulations 2020'

PRESENT

Cllr. E. Banks
Cllr. T. Bennett
Cllr. J. Cooke
Cllr. P. Edwards
Cllr. M. Fitton
Cllr. F. Hawkins (partial attendance – technical difficulties)
Cllr. E. Rolls – in the Chair
Cllr. I. Spencer
Cllr. R. Widdowson

IN ATTENDANCE

Liz Kelso – Town Clerk
3 members of the public
2 members of the press
Cllr. J. Dennis

Minute	Agenda item
	In the partial absence of Cllr. Hawkins as Chair due to technical difficulties, Cllr. E. Rolls took the chair for the meeting.
Plan-001-21	1 Apologies, declarations of interest and requests for dispensation Apologies were noted from Cllr. T. Bounds. Cllr. Cooke declared a disclosable pecuniary interest in agenda item 3, planning applications, as the application under consideration is opposite to his own property. There were no requests for dispensation.
Plan 002-21	2 Minutes of the previous meeting Minutes of the meeting held on 21 st December were approved and the Chair was authorised to sign the Minutes as a true record of proceedings at that meeting.
Plan 003-21	3. Planning Applications now due for comment Ref: 201995 Site: Sunset Mews, Sunset Row, Kington Dev: Outline application for proposed terrace of 10 mews style cottages Having declared a disclosable pecuniary interest in this application, Cllr. Cooke left the meeting in accordance with the Code of Conduct. After some discussion, it was resolved to object to this application on the following grounds:

- It is unclear whether the proposed development is for housing/residential use or for tourist accommodation. The application states that the proposed development would suit young families or “for seasonal renting”
- Whilst the site is outside of the conservation area within Kington, the proposed design is not in keeping with residential accommodation in the immediate vicinity and has a negative impact on the visual amenity of the surrounding area. The design is felt to be an overdevelopment of a very small site.
- Despite the small size of the proposed housing, it might be expected that residents would have at least one or two vehicles per unit yet the proposed development provides less than one parking site per unit. Where parking provision is indicated, access to those parking spaces is insufficient for vehicles to turn. It was felt unrealistic to expect residents to walk or cycle the distance to local shops within the Town Centre.
- There is insufficient on road parking for the development within the overall boundary of the site resulting in an increase of parking in neighbouring streets, impacting adversely on residents in neighbouring properties. Furthermore, there is little or no provision for vehicle movements around the site.
- The original designation of that land is for employment/industrial use in Herefordshire Council’s core strategy so is inappropriate for housing and would set a precedent for further residential development on an industrial site. Similarly, the site is not within the development area identified within the draft Kington Area Neighbourhood Development Plan.
- The site is partially in a designated flood zone.
- The proposed design of the housing with glass fronts would result in a loss of privacy for residents in existing properties along that road.

Cllr. Cooke returned to the meeting.

Plan 004-21	4	Applications under permitted development rights None to note
Plan 005-21	5.	Planning decisions by Herefordshire Council since last meeting None
Plan 006-21	6	Update on Neighbourhood Plan Members noted that following the agreement to resubmit the plan to Herefordshire Council following amendments, those amendments are now being made to add the housing site for which an application has been approved, thereby reducing the number of housing required on the remaining sites. It is hoped this will be presented for consideration by Council in March.
Plan 007-21	7	Items for the next agenda The following item was requested for the next agenda: The tollhouse.

8 Date and time of next meeting

The next meeting will take place on Monday 15th February 2021 at 6.00pm.

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

Chairman

DRAFT