

## Minutes of the Planning Committee Meeting

held on Monday 21<sup>st</sup> November 2022  
at the Old Police Station, Market Hall Street, Kington

### PRESENT

Cllr. F. Hawkins - Chair  
Cllr. E. Banks  
Cllr. J. Cooke  
Cllr. D. Redmayne  
Cllr. R. Warne

### IN ATTENDANCE

Liz Kelso – Town Clerk  
Ruth Robinson – Assistant Clerk  
  
1 member of the public

Minute	Agenda item	
Plan-051-22	1	<b>Apologies, declarations of interest and requests for dispensation</b> Apologies were noted from Cllrs. T. Bounds, I. Spencer and R. Widdowson. There were no declarations of interest and no requests for dispensation.
Plan 052-22	2	<b>Minutes of the previous meeting</b> Minutes of the meeting held on 17 <sup>th</sup> October 2022 were approved and the Chair was authorised to sign the Minutes as a true record of proceedings at that meeting.
Plan 053-22	3	<b>Planning Applications now due for comment</b> <ul style="list-style-type: none"><li>Ref: 223430 Site: 34 Duke Street, Kington Dev: Replacement window and door set  Members considered this application and resolved to support the proposals</li><li>Ref: 223451 Site: Castle Hill House, 5 Church Road, Kington Dev: Change of use to a single dwelling house and relocation of side access  Members considered this application and had no objections to the proposals</li><li>Ref: 223150 Site: Rock Cottage, Broken Bank, Kington Dev: Application to retain a temporarily formed private parking area and footbridge serving Rock Cottage  Members considered this application and noted that this is the second application for this development, having been previously refused by Herefordshire Council on safety grounds. The following points were noted:</li></ul>

- As had been noted in the previous application, there is a historical note that when the by pass was created there was a clear understanding that no further access points would be permitted along this stretch of the road on safety grounds, given the nature of the site.
- Concern was expressed that although an application is in progress to reduce the speed limit on the road from 60mph to 50mph, this was not yet in place and members supported the view of the Highways Department that there is a risk for road users and users of the access point in entering or leaving the site given the nature of the bend in the road at that point.
- The previous application cited the need for a visibility splay to reduce the risk noted above but members felt this was a technical matter which needed to be addressed by the Planning Authority to confirm whether any amendments to the plans were sufficient to mitigate this risk
- Concern was expressed that the site is an area prone to flooding and changing the nature of the ground at that location might have flood risk implications.

The Clerk was instructed to submit comments to Herefordshire Council accordingly.

**Plan 054-22      4      To note planning decisions by Herefordshire Council since the last meeting**  
None noted

**Plan 055-22      5      S106 Agreements**

**a)      Update on status of s106 processes generally**

The Clerk reported that Herefordshire Council have changed the way s106 agreements are drawn up and then delivered with separate departments involved in the two stages of the process. S106 agreements continue to be negotiated by Planning Officers with reference to departments within Herefordshire Council and with Ward Members but with little reference to town or parish councils other than the request for a “wish list” discussed further below. Delivery of s106 funded projects is now the remit of a new Project Department which is starting to draw up plans for delivery options for a range of s106 funded activities/developments.

A review of the planning portal reveals, for example, a draft s106 agreement for Kington which includes reference to a potential transfer of public open space to the Town Council but has not been raised with the Town Council and does not suggest funding to support its development or upkeep. It was agreed that the Clerk seeks further information from the Planning Officers on this as there are clear budget implications for the town council.

**b)      S106 Wish List**

As noted above, Herefordshire Council are recommending that s106 “wish lists” are reviewed annually to ensure they remain current. It was agreed to reconvene the steering group that had worked on the original list to review this and draft any amendments required but the group has not yet met. The draft would be

considered at the next Planning Committee with a view to presentation to Full Council for approval in the New Year.

**Plan 056-22**

**6 Date of next meeting**

It was agreed that the next meeting be rescheduled and will now take place on Monday 12<sup>th</sup> December 2022 at 6.00pm in the Old Police Station, Market Hall Street, Kington.

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

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Chairman