

## Minutes of the Planning Committee Meeting

held on Monday 17<sup>th</sup> July 2023  
at the Old Police Station, Market Hall Street, Kington

### PRESENT

Clr. M. Woolford - Chair  
Clr. E. Banks  
Clr. E. Rolls  
Clr. R. Widdowson

### IN ATTENDANCE

Clr. M. Fitton  
Liz Kelso – Town Clerk  
Ruth Robinson – Assistant Clerk

3 members of the public

Minute	Agenda item	
Plan-041-23	1	<b>Apologies, declarations of interest and requests for dispensation</b> Apologies were noted from Cllrs A. Dixon & P. Sell. There were no declarations of interest and no requests for dispensation.
Plan 042-23	2	<b>Minutes of the previous meeting</b> Minutes of the meeting held on 17 <sup>th</sup> July 2023 were approved and the Chair was authorised to sign the Minutes as a true record of proceedings at that meeting.
Plan 043-23	3	<b>Planning Applications now due for comment</b> <ul style="list-style-type: none"><li>Ref: 232170/K Site: Land at Markwick Close, Kington Dev: Tree works in a conservation area</li></ul> <p>Members considered this application and had no objections to the proposed works</p> <ul style="list-style-type: none"><li>Ref: 232168/9 Site: 43 Hergest Road, Kington, Kington Dev: Proposed residential outbuildings</li></ul> <p>Members considered this application and had no objections to the proposed development</p> <ul style="list-style-type: none"><li>Ref: 232082 Site: Castle Hill Cottage, 4 Church Road, Kington Dev: Reinstatement of railings, secondary double glazing, repainting external walls, demolition of flat roof section and proposal for new pitched roof replacement</li></ul> <p>Members considered this application and were in support of the proposed works.</p>

- Plan 044-23**      **4**      **To note planning decisions by Herefordshire Council since the last meeting**  
The following planning application decisions by Herefordshire Council were noted:
- 232105  
St.Mary’s Church, Kington  
Work to trees in conservation area  
Approved
  - 231998  
Kington Recreation Ground  
Work to trees in conservation area  
Approved
  - 231735/6  
8a High Street Kington  
Alterations and repairs to external staircase  
Approved with conditions
  - 231084  
22-24 High Street, Kington  
Removal and replacement of roof tiles, re-felt and re-batten  
Approved with conditions
- Plan 045-23**      **5**      **Herefordshire Council’s Minerals and Waste Local Plan Modifications**  
It was agreed to offer no comments on this draft plan.
- Plan 046-23**      **6**      **Update on application 181494, Land adjacent to Spring Cottage, Headbrook**  
Members noted the report from Cllr. Fitton who had attended on behalf of the Town Council and had spoken at the meeting, outlining the Town Council’s comments on this application. It was further noted that consent has been granted by Herefordshire Council for outline permission for 35 houses, 35% of which are to be affordable. Members of the public in attendance at the meeting expressed concern about the environmental impact of the proposed development on the river bank and the flood plain and thanked Cllr. Fitton for attending.
- The s106 agreement detailed on the application website indicates an area of public open space which is to include an equipped play area for children, maintenance of which is through on going contributions from home owners with ownership and management of the public open space to be decided but potentially to be managed by the Town Council. Although it is unclear whether the site is now to be sold to developers, it was agreed to recommend to full council that a watching brief be kept on the potential public open space offer with a view to entering into discussions with the site owners/developers and that the Town Council engages with the next stage of the planning process for this site when details of the proposed development come forward for consideration.

- Plan 047-23**      **7**      **Report on Training Session “What’s New in Planning”**  
Members noted the materials provided by Cllr. Ruth Warne on a recent training session attended.
- Plan 048-23**      **8**      **S106 Update**  
Cllr. Woolford reported that he will shortly attend a s106 briefing by the s106 delivery team of Balfour Beatty/Herefordshire Council and hoped to be briefed on the pedestrian crossing to be installed opposite the primary school and originally scheduled for installation a year ago.
- Plan 049-23**      **9**      **Signage for Mortimer Trail**  
The Clerk explained that Kington Walks propose installing a sign for the Mortimer Trail on the wall of the Place de Marines and have been advised by Herefordshire Council Planning Department regarding permissions required for this work. The Town Council has been invited to apply for a Certificate of Lawfulness for this installation. It was agreed to defer this to the next full council meeting and in the meantime to request sight of the design and layout of the proposed installation.
- Plan 050-23**      **10**      **Date of next meeting**  
The next meeting will be held on Monday 18<sup>th</sup> September at 6.00pm in the Old Police Station, Market Hall Street, Kington. A question over the extent of a property boundary in Headbrook was raised for the agenda.

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

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Chairman