



Kington Town Council

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

Telephone 01544 239098 Mobile: 07483 914 485

email: clerk@kingtontowncouncil.gov.uk

Minutes of the Town Council Meeting held on Monday 22nd April 2024 at the Old Police Station, Market Hall Street, Kington

MEMBERS PRESENT

Cllr. E. Banks – Chair
Cllr. B. Bishop
Cllr. N. Cornish
Cllr. A. Dixon
Cllr. M. Fitton
Cllr. J. Gardner
Cllr. K. Greig
Cllr. E. Rolls
Cllr. P. Sell
Cllr. M. Woolford
Cllr. R. Widdowson

IN ATTENDANCE

Liz Kelso – Town Clerk
Ruth Robinson – Assistant clerk

1 member of the press

11 members of the public

Agenda

Item Minute

- 1 068-24 To note apologies for absence, declarations of interest and requests for dispensation**
Apologies were noted from Cllrs. T. Bounds and R. Banks. Cllr. E. Banks declared a non pecuniary interest in agenda item 3, Herefordshire Local Plan.
- 2 069-24 Public Participation**
Councillors noted comments by members of the public in attendance relating to agenda item 3, the Herefordshire Local Plan consultation.
- 3 070-24 Herefordshire Local Plan**
Members went through each of the sections in the Kington Place Shaping proposals of the Herefordshire Local Plan, indicating their preferred responses and agreeing the final submission for each of the sections. The Clerk will upload these to the Herefordshire Council website, as per the attached summary.

4 071-24 **Planning Matters**

- Ref: 140747
Site: 26 Duke Street, Kington
Dev: Proposed change of use from residential to commercial use class E

Members considered this application and had no objections to the proposals although felt visitor parking provision should be included on the applicants premises, including the livestock market site.

- Ref: 240759
Site: Land off Crabtree Road, Kington
Dev: Proposed erection of terrace of four 2 bed dwellings with associated access and parking

Members considered this application and resolved to object to the proposals on the grounds that the development would entirely isolate the adjacent Wesleyan Chapel preventing any access with the result that maintenance or subsequent development would not be possible. Access would only be via Harp Yard which would not support any equipment that might be required to repair or maintain the Chapel, ultimately leading to further disrepair. The statement that an earlier planning consent requirement for the Chapel to be developed prior to development of the land was not applicable as the Chapel is owned separately was felt not to be relevant or appropriate under the circumstances.

- Ref: 240812
Site: 25 Duke Street, Kington
Dev: Proposed replacement of six windows to the rear elevation of the property

Members considered this application and resolved to offer no objections to the proposals.

The Clerk was instructed to notify Herefordshire Council accordingly.

5 072-24 **D-Day celebration proposals**

Representatives from Kington Chamber of Trade outlined proposals for celebrating the 80th anniversary of D-Day in Kington including the lighting of the beacon at the Golf Club in conjunction with the national beacon-lighting on June 6th, a service at the War Memorial on 2nd June to include a bugler, readings and poems and activities within the retail sector to highlight war time Kington. It was agreed to support this activity with a £500.00 grant to the Chamber of Trade towards the costs of staging these events.

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

KINGTON TOWN COUNCIL

MEETING HELD 22nd April 2024

Appendix 1

Responses to Herefordshire Council's Local Plan Consultation

Kington Place Shaping Policies

Do you agree with the overall policy approach set out for Policy KING1: Strategic development for Kington?

No

Please provide your comments on the approach taken for the above policy, or tell us about any other issues or ideas you feel that we should consider.

Whilst we accept that some housing, particularly for young people wishing to remain in the town, is required, the proposals ignore the character of Kington and do not address the requirement for infrastructure improvements, additional employment opportunities, transport and parking needs with the town as a prerequisite to additional development. The boundary for development is too narrowly drawn, excluding potential sites outside the main built up area for Kington. As the smallest of the market towns with a population of less than many villages, Kington should not be included in the overall policy of solely concentrating development within the market towns.

Do you agree with the overall policy approach set out for KING2: Land east of Kingswood Road, Kington?

No

Please provide your comments on the approach taken for the above policy, or tell us about any other issues or ideas you feel that we should consider.

Notwithstanding that the overall proposal for additional housing in Kington is too large to be supported by the existing town without substantial development of infrastructure, employment opportunities, transport and parking facilities, access to this strategic site is problematic at best, being envisaged as through a public open space, linking to the main route through the town via a junction which is already blocked with vehicles parking to visit nearby businesses and community facilities.

Another development site for which planning consent has been granted will also be accessed via Headbrook, increasing what is already a heavily congested narrow road. The development is too far away from shopping facilities in the town, encouraging residents to use their cars to access the nearest supermarket for example, exacerbating existing parking difficulties in the town centre. The proposals suggest 15% affordable homes yet the usual definition of affordable does not meet the needs for local people with an average wage which is lower than all other market towns in Herefordshire.

Are there any other large sites for housing or employment development that should be included within or around Kington?

Yes

Please name each site for Kington and explain briefly why it should be included.

Consideration should be given to moving the livestock market out of the town centre to free up land for housing although we acknowledge that access to that site is difficult and very limited. A former hospital site - a brownfield site - next to Arrow View in Kington Rural parish would provide needed accommodation adjacent to employment opportunities at Hergest Camp and could lead to improved transport facilities for existing residents.

Are there any other Kington specific issues that should be included in policies?

Yes

If there are, please can you set out each one separately below and briefly explain why it should be included for Kington.

Overall, additional housing proposed is too large for this very small market town with a distinctive town centre within a conservation area. Extremely limited public transport (with no bus service to the nearest town of Leominster) which provides a very costly route to Hereford on a hourly basis means that existing residents must have a car yet parking facilities are extremely limited. Further work on providing

parking and public transport, additional employment opportunities and health facilities are an absolute essential before any further housing development within the town. There is no capacity to support some 300+ additional residents. Water and sewerage systems are already over extended and will also need substantial investment to support additional development.