

Minutes of the Planning & Environment Committee Meeting

held on Monday 15th July 2024

at the Old Police Station, Market Hall Street, Kington

PRESENT

Cllr. M. Woolford - Chair
Cllr. E. Banks
Cllr. B. Bishop
Cllr. N. Cornish
Cllr. A. Dixon
Cllr. M. Fitton
Cllr. E. Rolls
Cllr. P. Sell

IN ATTENDANCE

Liz Kelso – Town Clerk

Ruth Robinson – Assistant Clerk

Minute	Agenda item	
P&E 030-24	1	Apologies, Declarations of Interest and Requests for Dispensation Apologies were noted from Cllrs. T. Bounds, R. Warne and R Widdowson. Cllr. P. Sell declared an interest in agenda item 4(c) and 4(g) as a member of the allotments society and St. Mary's PCC. Cllr. E. Rolls declared a personal interest in agenda item 3(a) as an employee of the owners of the property referred to in planning application 241599/241600. There were no requests for dispensation.
P&E 031-24	2	Minutes of the previous meetings Minutes of the meeting held on 17 th June 2024 were approved and the Chair was authorised to sign the Minutes as a true record of proceedings at that meeting
P&E 032-24	3	Planning & Licensing Matters
	a)	Applications now due for consideration Ref: 241573 Site: Rock Cottage, Broken Bank, Kington Dev: To create a new parking area and access onto A44 from Rock Cottage and to retain an existing access bridge over the Gilwern Brook (part retrospective)
		Comments: Members noted that this application is the most recent of several submitted for this development all of which previously had been refused, the most recent of which was refused following an appeal to the Planning Inspectorate, primarily on the grounds of road safety at that location. Members considered whether there were any changes to this proposal which would suggest that previous comments submitted were no longer valid and whether previous comments about road safety were still valid given the reduction in speed limit on that stretch of road to 50mph. It was also noted that there is

one other property along that stretch of road which does have vehicle access to the A44. After due consideration it was resolved to reiterate and resubmit previous objections to this development following a vote of 5 votes in favour and 3 against. The clerk was instructed to notify Herefordshire Council accordingly.

Ref: 241577

Site: Redroofs, 4 Coronation Road, Kington

Dev: Proposed first floor extension. Increase in external dimensions to install wall insulation. Detached outbuilding to north and lean-to outbuilding to east. Solar panels to roof.

Comments: Members considered this application and resolved to support the application.

Ref: 241599/241600

Site: Rear of St. Bedes church and adjacent to 40-44 Bridge Street, Kington

Dev: Retention of unauthorised works (comprising new opening & gate) to boundary wall within curtilage of a listed building

Having declared an interest in this application, Cllr. Rolls explained the nature of the application and did not vote on the resolution. Members considered this application and resolved to support the development.

b) Planning decisions by Herefordshire Council since the last meeting

None noted since the last meeting.

P&E 033-24

4 Environmental Matters

a) Town Centre

Following on from concerns raised regarding a property at Lower Cross, members noted that there had been further correspondence between a neighbouring property and owners of the building regarding the steel shuttering that has been erected and complaints regarding damage to the original wooden window frames of this listed building. The building owners will be required to apply for planning consent for the shuttering and are discussing possible painting or the application of design panels to improve the visual amenity of the site.

b) Planters and floral displays

Members noted that the displays are being well maintained by the contractor.

c) Allotments

Cllr. Sell declared an interest in this agenda item and noted that a previously vacant plot has now been let.

d) Footpath and Highway Maintenance

It was noted that previously reported damage to the pavement by St. Bedes Church has still not been repaired by Balfour Beatty and is considered dangerous. Rubbish bags have been reported as uncollected in Harp Yard.

e) **War Memorial**

It was noted that vegetation needs to be cleared from the lights around the war memorial in places.

f) **Trees**

There was nothing to report under this agenda item.

g) **Churchyard matters**

Cllr. P. Sell declared an interest in this agenda item as a member of St. Mary's PCC.

Following the report of damage to the guttering of the Lychgate, the assistant clerk has spoken to the Diocesan Office regarding the repair requirements. Specialist contractors have been identified who will inspect the damage and report on the repairs necessary. Once the report is available it will be possible to identify whether a Faculty and/or planning consent will be required.

h) **Litter and pavement sweeping**

There was nothing to report under this agenda item.

i) **Update on Climate Working Party**

There was nothing to report under this agenda item. The working party, has now met and is preparing recommendations for future action.

P&E 024-24

5 Date and time of next meeting and items for the agenda.

The next meeting will be held on Monday 16th September 2024 at 6.00pm in the Old Police Station, Market Hall Street, Kington unless there are urgent matters for discussion during August. There were no further matters raised for the next agenda.

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