

Minutes of the Planning & Environment Committee Meeting

held on Monday 3rd March 2025
at the Old Police Station, Market Hall Street, Kington

PRESENT

Clr. M. Woolford - Chair
Clr. E. Banks
Clr. B. Bishop
Clr. N. Cornish
Clr. M. Fitton
Clr. E. Rolls
Clr. R. Widdowson

IN ATTENDANCE

Liz Kelso – Town Clerk
Ruth Robinson – Assistant Clerk

2 members of the public

Minute	Agenda item	
P&E 15/25	1	Apologies, Declarations of Interest and Requests for Dispensation Apologies were noted from Cllrs. T. Bounds and P. Sell. There were no declarations of interest and no requests for dispensation.
P&E 16/25	2	Minutes of the previous meetings Minutes of the meeting held on 3 rd March 2025 were approved and the Chair was authorised to sign the Minutes as a true record of proceedings at that meeting
P&E 17/25	3	Planning & Licensing Matters
	3.1	Applications now due for consideration <ul style="list-style-type: none">Ref: 250559 Site: 13 Montfort Field, Kington Dev: Proposed self build replacement dwelling and associated works <p>Members discussed this application and resolve to offer no comment on the proposed development.</p>
	3.2	Planning decisions by Herefordshire Council since the last meeting None noted.
	3.3	Planning Appeal A notification from Herefordshire Council regarding an appeal regarding planning application ref. 241573 for Rock Cottage, Broken Bank was noted. It was confirmed that previous correspondence as sent to Herefordshire Council in connection with this application would automatically be referred to the Planning Inspector. The Clerk was

instructed to ensure that all comments were forwarded as set out in the letter from Herefordshire Council.

3.4 Planning enforcement activity since the last meeting

None to note. The Clerk confirmed that as a matter of general practice by the planning authority, any enforcement request would not be actioned by Herefordshire Council until all planning applications or appeals in connection with the development have been completed. Where a breach of planning law is identified, the householder would be encouraged by Herefordshire Council to submit an application, retrospectively if necessary, before any further action is taken.

P&E 18/25

4 Herefordshire Local Development Plan

Slides from the Herefordshire Council presentation on the current status of the Local Development Plan had been previously circulated and were noted. As had been noted in a previous meeting, the impact of the introduction of the new National Planning Policy Framework in December was discussed following which Herefordshire Council has agreed to restart the Local Plan Review that was in progress in order to review the impact of the reduction in the housing land supply from the increase in housing target by some 70% by HM Government. As a result of the change in process for the production of Local and Neighbourhood Development Plans, the Herefordshire Local Plan would provide an opportunity scheduled for March 2026 to reconsider housing targets locally but in the meantime would mean that targets from the 2013 Core Strategy would be increased by a formula which in effect would mean a 70% increase in targets. It was agreed that the Clerk be instructed to seek a housing target review now to ascertain what planning officers might be using to determine local applications.

Members agreed that it is vitally important that the unique limitations of Kington be relayed to Herefordshire Council at the relevant time and preparations are made now so that appropriate submission can be made when we are able to do so.

At this point in the meeting a member of the public raised a question about a proposed development at Kingswood Road which is not yet the subject of a planning application. The Chair responded that it would be inappropriate for an individual named councillor to respond to a highways matter and this would be discussed if and when a planning application is submitted.

P&E 19/25

5 Environmental matters

5.1 Grass Verge Cutting

This agenda item was deferred pending a review of the areas identified for a single cut last year.

5.2 Standing agenda items

5.2.1 Town Centre

Members noted that work on the repairs to the Market Hall building had been delayed as the weather was found to be too cold for the historic lime mortar to be used.

5.2.2 Planters and floral displays

It was noted that the planters are due to be repaired, repainted and refilled in May in accordance with the agreed contract but some felt this should be started earlier as the good weather has resulted in the planters looking in a poor state. The contractor will be approached with a request to start the contracted works earlier.

5.2.3 Allotments

There was no report to note on this agenda item.

5.2.4 Footpath and Highway Matters

5.2.4.1 Update on Footpath and Highway Matters

Recent social media comment on the poor state of the footpaths was noted and it was agreed that Balfour Beatty/Herefordshire Council would be asked again to provide a footpath sweep generally.

A wall in Church Street is bowed and this will be reported to Herefordshire Council.

Trees overhanging Church Road have also been reported to Herefordshire Council.

5.2.4.2 Footpath closure

Members noted a complaint from a member of the public regarding a gate which has appeared across a currently closed public right of way. This has been referred to Herefordshire Council's Public Rights of Way team. The Clerk explained that the footpath in question has been closed for some time due to a landslip. There is a process available when a public right of way is blocked which requires the highways authority to take action but it was not clear whether this process is available for a temporarily closed footpath.

5.2.5 War Memorial

It was suggested that the area around the War Memorial be tidied prior to the VE service there.

5.2.6 Trees

There was nothing further to note on this agenda item.

5.2.7 Churchyard

It was noted that the Churchyard has now been mowed and that work on the Lych Gate would start in June.

A quotation for a further tree safety survey for the Churchyard was considered an agreed.

The working party formed to draft a management plan for the Churchyard, comprising Cllrs. E. Banks, B. Bishop and P. Sell would meet shortly.

5.2.8 Litter and pavement sweeping

This item was address as part of the earlier discussions on highways and footpaths

5.2.8 Environment Working Party

There was nothing to report under this agenda item.

P&E 20/25

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

The next scheduled meeting of the planning & environment committee will take place on Monday 12th May at 6.00pm in the Old Police Station, Market Hall Street. There were no additional items raised for the agenda other than those mentioned previously.

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