

## Minutes of the Planning & Environment Committee Meeting

held on Monday 7<sup>th</sup> July 2025  
at the Old Police Station, Market Hall Street, Kington

### PRESENT

Cllr. M. Woolford  
Cllr. E. Banks  
Cllr. N. Cornish  
Cllr. M. Fitton  
Cllr. E. Rolls  
Cllr. P. Sell  
Cllr. R. Widdowson

### IN ATTENDANCE

Liz Kelso – Town Clerk  
Ruth Robinson – Assistant Clerk  
3 members of the public

Minute	Agenda item	
P&E 34/25	1	<b>Apologies, Declarations of Interest and Requests for Dispensation</b> There were no apologies or requests for dispensation. Cllr. P. Sell declared a personal interest in Agenda Item 5c (allotments) and 5g (Churchyard).
P&E 35/25	2	<b>Minutes</b> Minutes of the meeting held on 2 <sup>nd</sup> June 2025 were approved and the Chair was authorised to sign the Minutes as a true record of proceedings at that meeting.
P&E 36/25	3	<b>Committee Terms and Reference</b> Noting that full council had reduced the quorum for all committees from 5 to 4, it was agreed no further amendments would be required for the Terms of Reference for this committee.
P&E 37/25	4	<b>Planning and Licensing Matters</b>
	a)	<b>Planning applications now due for consideration</b>
		<ul style="list-style-type: none"><li>Ref: 251132 Site: Unit 2, 18b Headbrook, Kington Dev: Proposed single storey rear extension</li></ul>
		It was resolved to offer no objections to the proposed development.

- Ref: 251442  
Site: The Steppes, Newton Lane, Floodgates, Kington  
Dev: Change of use of the paddock to the rear to the siting of up to five cabins with decking and pedestrian paths linking cabins to private parking areas and secured areas of field for occupiers/dogs to be walked

After due consideration, members resolved to object to the application on the following grounds:

- Access to the proposed parking area/site is particularly difficult given the nature of the existing track and terrain. The additional vehicle movements from day visitors and longer term visitors would have a negative impact on residents and create a hazard from moving vehicles.
- Parking provision on the site was considered inadequate for the envisaged activity
- That the site is a greenfield site, visible from some distance on a slope with the result that the proposed development would have a detrimental impact on visual amenity in the immediate area
- The proposed development is too close to existing housing and likely to cause a noise nuisance and loss of amenity for existing residents
- Traffic speeds on the A44 often exceeds the stated speed limit and fatalities have been recorded at or very close to where the lane exits onto this road. Vehicles using this access will add to existing traffic hazards and an increase in pedestrian or dog walking traffic would be particularly hazardous

The Clerk was instructed to notify Herefordshire Council accordingly.

- Ref: 251771  
Site: 10 Churchill Road, Kington  
Dev: Proposed front extension and external alterations to windows and doors

After due consideration, it was resolved to offer no objections to the proposed development.

- Ref: 251768  
Site: Co-operative Supermarket, Crabtree Road, Kington  
Dev: Proposed digital display screen positions inside the store

Members had no objections to the proposals

- Ref: 251823  
Site: Newburn Farm, Kington  
Dev: Proposed removal of an existing septic tank serving six dwellings and its replacement with a Marsh Phoslite Package Treatment Plant

Members had no objections to the proposals.

- b) To note planning decisions by Herefordshire Council since last meeting.**  
It was noted that recent applications for tree works in Kington (at Arrow Mill and adjacent to the Museum) have been approved by Herefordshire Council.
- c) Preparation for large scale planning**  
It was noted that the working party is now working on these proposals and will submit a report to the September meeting of the Committee.
- d) Funding for Neighbourhood Development Plans**  
Members noted correspondence from Herefordshire Council regarding the withdrawal of funding by HM Government to support Neighbourhood Development Plans and the impact this would have on Herefordshire Council's ability to support NDP preparation by parishes going forward.
- e) Herefordshire Council Local Plan Update**  
Correspondence from Herefordshire Council on the current progress of the Herefordshire Local Plan and call for sites from landowners was noted.

P&E 38/25

## **7 Environmental Matters:**

- a) Town Centre**  
Members noted that work on the repairs to the Market Hall building have still not yet started. Clerk to, again, follow this up.
- b) Planters and Floral Displays**  
There was nothing to report under this agenda item although members noted that the displays were excellent again this year.
- c) Allotments**  
Electrical work has still not taken place although had been planned for June.
- d) Footpath and highway matters**  
It was noted that the "Welcome to Kington Sign" located at the Headbrook roundabout has been removed by persons unknown. Herefordshire Council will no longer fund these tourism signs so any reinstatement would need to be funded by the town council although the actual location of the sign is in the Lyonshall parish. The nature of the sign and its location does require certain criteria to be met with regard to size, lettering and location. Quotations will be obtained for the replacement, including installation, for consideration at a later meeting.  
  
Some areas where footpaths are now become obstructed with hedges will be reported to Herefordshire council and/or the footpaths officer.
- e) War Memorial**  
It was noted that at least one entry on the war memorial might require remedial work as the lettering is now indistinct. It was agreed that rather than address this one entry a thorough review of the war memorial be undertaken so that quotations can be obtained to undertake all remedial work required to restore the entries. Cllrs. P Sell and M. Woolford will conduct the review and report back to the next meeting.

**f) Churchyard maintenance**

- **Tree safety report**

Members noted the summary report which recommended removal of ivy from some trees within the next 12 months as the most urgent work. It was agreed to review this advice against previous advice on tree safety and to obtain a quotation for this work. This work is unlikely to require planning consent or a faculty but this will be checked. It was further agreed to begin work on obtaining appropriate permissions and quotations for consideration for the felling of a tree in the medium term as recommended in the report.

- **Lych Gate repair work**

Work on this has now commenced.

- **Grass cutting**

Members noted a small increase in cost for each cut from last year.

**g) Litter and pavement sweeping**

A decision on this proposal will be considered at a later meeting. In the meantime Cllr. Woolford will discuss budget implications with Ward Councillor Terry James with a view to a contribution from Herefordshire Council towards the cost in Kington.

**P&E 39/25**

**6 Date and Time of next meeting**

The next scheduled meeting of the planning & environment committee will take place on Monday 1<sup>st</sup> September at 6.00pm in the Old Police Station, Market Hall Street unless there are urgent planning applications for consideration during August. There being no further business, the chairman declared the meeting closed.