

# Kilpeck Group Parish Council

Minutes of the Ordinary Meeting of Kilpeck Group Parish Council  
held at "The Bridges Child Care Centre"  
on Monday 14<sup>th</sup> January 2019

No KGPC/MW/149

## Councillors Present

Councillor Mrs J Davies Chairman  
Councillor Mr M Parsons Vice-Chairman  
Councillor Mr M Chester  
Councillor Mr N Eynon  
Councillor Mr D Howie  
Councillor Mr D Roden (Lengthsman/Contractor)  
Councillor Mr G Statham  
Councillor Mrs B Wood  
  
Clerk Mr M Walker

## Also Present

One further member of the public

**The Ordinary Meeting of the Group Parish Council was formally opened  
by the Chairman at 7.30pm who wished a Happy New Year to all**

### **1.0 Apologies for Absence**

Apologies were received and accepted from Councillor Mrs M Lloyd and Ward Councillor Mr Jon Johnson  
Mr Dave Atkinson Locality Steward and Police Representatives not present

### **2.0 Declarations of Interest & Dispensations**

#### **2.1 To receive any declarations of interest in agenda items from Councillors**

No Declarations of interest were received

#### **2.2 To consider any written applications for dispensation**

No new written applications received

### **3.0 Minutes**

The Minutes of the Ordinary Group Parish Council Meeting No **KGPC/MW/148** held on  
Monday 10<sup>th</sup> December 2018 were unanimously confirmed as a true record.

### **4.0 Financial Report**

#### **4.1 Receipts**

No receipts received

Thank you received from Dore Community Transport for donation

#### **4.2 Invoices for Payment**

Mr George Meadmore invoice for grass cutting for 2018 £250.56

Cheque No 000912

{Resignation letter received from George and thank you letter sent}

Clerk's Salary January 2019 Gross £559.24

Mileage £10.58

Postage £5.35

TAX £86.00 NIC £0.00

Nett pay £489.17

Cheque No 000913

Parish Online by GeoXsphere Ltd Invoice #00GA103-0001 £36.00

Parish Online for 1 year

Cheque No 000914

All payments were **Unanimously Approved**



Reconciliation / Finance Sheet signed by Councillor Mrs J T Davies Chairman and copies given to all Parish Councillors present and posted to Councillor Mrs M Lloyd

#### **4.3 Bank Balances** as per statements

@ 4 <sup>th</sup> January 2019	Treasurers Account	£3,634.92
Bank Reconciliation £3,634.92 dated 14 <sup>th</sup> January 2019 signed by the Chairman		
@ 4 <sup>th</sup> January 2019	Business Bank Instant Account	£23,972.94
Bank Reconciliation £23,972.94 dated 14 <sup>th</sup> January 2019 signed by the Chairman		

#### **4.4 Confirmation of Precept Request**

The Parish Council Precept of £17,600.00 for the fiscal year 2019 – 2020 had been submitted to Herefordshire Council

Clerk had written to all the Parochial Church Councils reference no support from the Parish Council this year. No replies received as yet

### **5.0 Reports**

#### **5.1 Kilpeck Village Hall Committee**

Councillor Mr M Parsons Parish Council Vice-Chairman and Village Hall Chairman had nothing to report this time

**5.1i) Field Fence**                      **5.1ii) Field Hedge**  
Agenda items for the next full Parish Council meeting

#### **5.2 Ward Councillor Mr Jon Johnson's Report**

Ward Councillor Mr Jon Johnson not present but report sent by email

##### **“January ward report - Kilpeck Parish Council**

Happy New Year to one and all and here is to a prosperous 2019.

Over-height Warning and signs at Pontrilas Railway Bridge, were ordered at the end of last year and I have been informed this week that they will be erecting the new signs w/c 4th February 2019

Road cleaning on the islands at locks garage junction, has taken place to ensure that lines and islands are more visible as raised in previous meeting

Alma corner in Thruxton has been resurfaced and new signs erected.

Pontrilas sawmills application still awaiting approval we have a meeting with officers on site on 17 January, to discuss on going applications and outstanding conditions on previous applications.

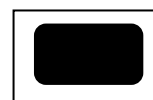
January 24th Parish Council Summit at the Shire Hall 6pm – Please attend if you are able, it gives so much more weight to my arguments if I have your support at events like this. The Agenda of this meeting in Talking Community, this is an area I am passionate about, and really believe that we need to think outside of the box and we could see some excellent extensions of what already happens in so many parishes.”

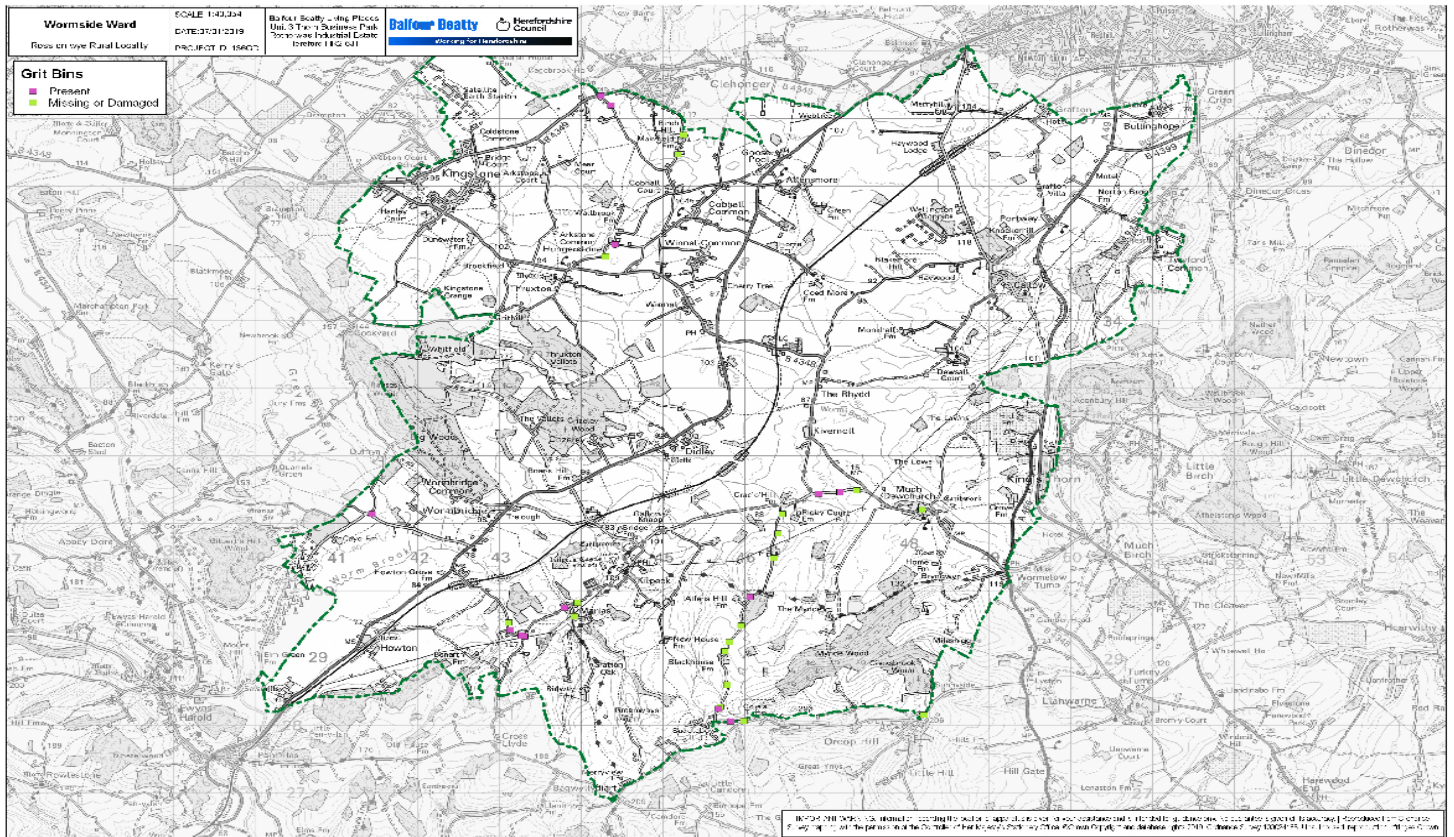
#### **5.3 Locality Steward and / or Lengthsman Report**

Locality Steward Mr Dave Atkinson not present  
Reports sent to all by email

Grit Bin Plan to be sent to all Parish Councillors  
All Grit Bins are Herefordshire Council owned

(See page 2019-695)





Mr Dave Roden Lengthsman reported on the following:-  
 Standard Lane grips cleared  
 Lath Bridge to do  
 Pot holes marked  
 Drain by gate - Village Hall Field

## 6.0 Public Question Time

Designated maximum period of 10 minutes to accommodate members of the public who may wish to either raise or ask the Parish Council questions.

No matters raised

## 7.0 Neighbourhood Development Plan

*Councillor Mr M Parsons Vice-Chairman had been advised by his employer Dwr Cymru Welsh Water and the Herefordshire Association of Local Council (HALC) to declare A Non Declaration of Pecuniary Interests (Non DPI) for this item. This Non DPI will remain current for the entire process of the Neighbourhood Development Plan process.*

*Meeting had been arranged for Wednesday 19<sup>th</sup> December 2018 at Whitfield Office 4.00pm*

*Claire Bradley from Kirkwells not required to attend*

*“24<sup>th</sup> December 2018 from William Shuttleworth Balfours LLP*

*Dear Claire As you know there was a meeting with the NDP Committee on Wednesday 19<sup>th</sup> December when we gave the NDP Committee an update on the progress of the development of the Whitfield Site at Wormbridge. Your list of questions were presented and I set out our responses below:-*

### 1. What is the timescale for the submission for the application ?

The Estate is currently in discussion with a number of developers in order to bring one on board to support the application by providing input into the final application by way of design of the layout to ensure that the scheme is deliverable and viable. It is likely that the application would be a hybrid application consisting of a full Planning Application for the group of houses opposite listed Wormbridge Court; An Outline Application on the remainder of the site; An outline Application for the Commercial Development with indicative drawings for the proposed buildings; Change of Use on the existing school site and a Change of Use for the Wormbridge Court to Business and Café use. The intention would be to submit the application in the first quarter of 2019.



2. You refer to the Strategic Housing Target for Kilpeck as being 23 dwellings. However the site is within the Ross Rural Housing Market Area and therefore the site should not be looked at simply in context of Kilpeck's allocation. There will be many villages where no development will be possible or unlikely and therefore the housing numbers need to be looked at in the context of a much wider area than simply the Kilpeck Group.

You refer to the Site Assessment Report identifying other sites within the Kilpeck and Didley area as being appropriate for housing. However these other sites have other disadvantages such as increasing traffic on narrow country lanes which may make development unacceptable. Of the potentially 5 sites that the report indicates may be acceptable, our client owns 3, of which the Wormbridge site is one, and the site which our client is prepared to make available.. The remaining 2 areas(1 and 11) are too small to trigger a requirement to provide affordable housing.

There are considerable benefits in concentrating the development at Wormbridge.

- a. The proposal will involve approximately 70 houses of which 24-25 would be low cost / shared equity / affordable rentals / social rentals.
  - b. The development would be a sustainable development with the benefit of local public transport. The presence of a shop / garage. Good employment use. Extension of the Commercial activities of the Business Centre providing additional employment. The possibility of live / work.
  - c. The Estate would be proposing to retain a number of the affordable rental properties to ensure that housing stock was available for locals to rent.
  - d. The Estate would propose to retain control of the management of the public open spaces.
  - e. The whole application would be for an integrated scheme which would benefit the whole community.
3. Wormbridge Common SSSI

There would be no impact on the Wormbridge Common SSSI. This is a small site of approximately ....acres of raised bog. There are existing public rights of way close to the site but otherwise the development would have no impact on the site at all.

The SSSI is not visible from the site and the site is downstream from Wormbridge Common which is fed by a spring which eventually feeds into the existing ponds on the proposed site.

4. Landscape Impact Assessment

Landscape Impact Assessment and Surveys have already been undertaken as part of the pre-planning application process. The design process has already been landscape lead in order to take into account the landscape and visual character of the site and its context. The site itself is sloping down towards the ponds and the A465 and is therefore set down into the landscape so will have little intrusive impact on views from the north and west and indeed views from that direction already look into the existing established village scape with a combination of existing buildings and commercial development.

However the consultants have recommended a number of additional measures by way of mitigation including retention of the existing hedgerow boundaries and additional planting of trees.

5. Partial Allocation

The whole aim of this proposal is to provide a scheme of an economic, sustainable, integrated and viable size to meet the needs of the local community in the form of housing and to fund the expansion of the business centre. Partial allocation would not achieve the desired number of affordable housing for locals, and would not achieve the integrated residential / commercial scheme and would be insufficient to fund the expansion of the Business Centre.

All these points were discussed at the committee meeting and received favourable responses and no doubt they will report back to you in due course. Regards William Shuttleworth BSc FRICS Partner Land Agent For and on behalf of Balfours LLP The Estate Office, The Vallets, Whitfield, Hereford HR2 9BA”

Pontrilas Parkway Station Project to be included in the Kilpeck Neighbourhood Development Plan

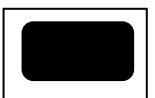
All information to be posted on the Kilpeck Group Parish Council Website – Latest Plan October 2018, Site Options Appraisal for the Kilpeck Neighbourhood Plan October 2018 and questions and answers from Whitfield

## 8.0 A465 Speed Indicating Devices

To receive recommendation from SID Working Group

Unipart Dorman information had been sent to Balfour Beatty - more questions to answer

Ask Balfour Beatty how much to install 2 x Solar Powered SIDs



## 9.0 Highways and Footpaths

New defect reports on Highways and Footpaths Issues

See Items 5.2 and 5.3

## 10.0 Information Sheet

2nd May 2017 Application No 171547 Timber and Builders Merchant Pontrilas, Hereford HR2 0BE  
Application for approval of details reserved by conditions 3, 4 & 15 attached to  
Planning Permission 142033

### **Application Still Valid**

24<sup>th</sup> September 2018 Application 183310 Timber and Builders Merchant Pontrilas Hereford HR2 0BE  
Demolition of part existing timber processing shed and construction of  
new Biomass Boiler Building (B2) on existing concrete slab  
Planning Permission

### **Application Still Valid**

30<sup>th</sup> October 2018 No 183445 Pool Wharf, Much Dewchurch HR2 8DR  
Proposed access track and dryer unit  
Planning Permission

### **Application Still Valid**

13<sup>th</sup> November 2018 No 183932 Rose Cottage Didley Hereford HR2 9DA  
Retrospective first floor extension to provide a bathroom  
Full Householder

### **Planning Application Granted 8<sup>th</sup> January 2019**

**{received after information sheet was printed}**

19<sup>th</sup> December 2018 No 183772 The Common Wormbridge Hereford HR2 9DQ  
Application for approval of details reserved by conditions 7 & 9  
attached to planning permission 152794

### **PP – Approval of details reserved by condition 19<sup>th</sup> December 2018**

## Correspondence

17<sup>th</sup> December 2018 Letter of thanks to Mr George Meadmore  
17<sup>th</sup> December 2018 Letter to Wormbridge & St Devereux PCC reference grants  
17<sup>th</sup> December 2018 Letter to Kilpeck PCC reference grant  
17<sup>th</sup> December 2018 Letter to Kenderchurch PCC reference grant  
18<sup>th</sup> December 2018 Herefordshire Council  
Invitation to Second Summit Thursday 24<sup>th</sup> January 2019 6.30pm Shirehall  
Report of Parish Council Summit 17<sup>th</sup> October 2018  
December 2018 Herefordshire Association of Local Councils (HALC)  
Information Corner 22/12/2018

## 11.0 Agenda of the next meeting

Parish Field Fence and Hedge  
SIDs

## 12.0 Confirmation of the Next Meeting Time, Date & Venue

The next Meeting will be the Ordinary Meeting of the Parish Council on  
**MONDAY 11<sup>th</sup> February 2019** at “**The Bridges Child Care Centre**” Wormbridge  
and is due to commence **at 7.30pm**

Meeting declared closed at 8.30pm

Signed..........  
Parish Council Chairman Councillor Mrs Joyce T Davies

Date 11<sup>th</sup> February 2019