

## **KINGSTONE AND THRUXTON GROUP PARISH COUNCIL**

**Parish Clerk: Mrs Lesley Hay, Bankcroft, Monkland Herefordshire  
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Kingstone and Thrupton Group Parish Council Website

[www.kingstoneandthruxtongpc.org](http://www.kingstoneandthruxtongpc.org)

### **MINUTES**

**of Kingstone and Thrupton Group Parish Council**

**Meeting held in Kingstone Village Hall**

**on Wednesday 22<sup>nd</sup> January 2020 at 7.00p.m.**

**PRESENT:** Cllr M. Walker (Chairman); Cllr D Lloyd; Cllr C Russell; Cllr L Thorne; Cllr S Walker (Vice Chairman) Cllr. A Vincent and Cllr J. Watkins.

**PRESENT:** Ward Cllr C Bolderson. Mr S Madison – Sport Association. Gemma Johnson – Community Hub. Parish Clerk: Mrs L A Hay

Also, present were 4 members of the public;

**Chairman welcomed those present to the January meeting.**

**1.0. APOLOGIES FOR ABSENCE:** none received.

#### **2.0 DECLARATIONS OF INTEREST AND WRITTEN**

**APPLICATIONS FOR DISPENSATIONS by Parish Councillors – Cllr**

D. Lloyd declared an interest in agenda item 11.2. Cllrs M and S Walker; Cllr A Vincent and Cllr L Thorne declared an interest agenda Item 8 – Village Hall – all signed the book accordingly.

**3.0 TO CONSIDER CO-OPTION PARISH COUNCILLORS – no**  
nominations were put forward.

**4.0 THE MINUTES OF PARISH COUNCIL MEETING** held on the 19th November 2019 – it was agreed the minutes to be a true record and it was unanimously voted that they be adopted and signed by the Chairman.

## 5.0 OPEN SESSION

(5.1) The Chairman welcome Gemma Johnson from Community Talk who gave a very interesting presentation on Community Hubs. Please see attached a copy of her presentation slides.



Presentation1  
(1).pdf

### (5.2) Open session

A resident raised again the issue of the dangerous state of the KS25 – entrance from B4349 opposite entrance to Deans Pool Industrial Estate. The Locality Steward has been made aware of the problem and has logged it for urgent attention. The Chairman will log again on line and the Clerk will liaise with the Locality Steward.

It was agreed that other items raised i.e. Lagan Homes would be covered within the Agenda items yet to be discussed.

### **The Chairman closed the Open Session**

## 6.0 CHAIRMAN'S REPORT

(6.1) Community Speed Watch – 4 more volunteers have now put their names forward and the chairman will send in their application forms. One more volunteer required and then training can be organised. Item to be deferred until next meeting.

(6.2) New Dog Bin - The benefactor had offered £125 towards the cost of new bin provided it is made of metal and, as far as possible, vandal proof. The bin is to be located down Cooks Lane. The Clerk to order bin.

The lengthsman has confirmed that he is able to install the bin and would be able to empty on a fortnightly cycle. The waste will be taken to toxic waste disposal facility (for which there is a charge). The price per empty would be £25.00. The bin will be sanitised at each empty and fresh liners placed.

6.3) A new Notice Board for Thruxton had been priced at £55.99 + VAT. However, on further discussion – it was suggested that maybe the siting of the new Notice Board would be better off the main road. Chairman will visit Thruxton and will confirm suitable siting at the next meeting. Meeting. Purchase of the Notice Board to be deferred.

**7.0 WARD COUNCILLOR REPORT.** Ward Cllr Bolderson gave a detailed verbal report which is added, as an attachment, to the end of these minutes.

**8.0 VILLAGE HALL COMMITTEE REPORT:** Those Councillors who had declared an interest in the Village Hall – left the room.

The revised extension plans have now been completed and will be submitted for approval. The payment of the planning application fee for £487 had previously been approved by the Parish Council and the Clerk was asked to raise the cheque.

A request for a donation toward a prize for the Christmas Bingo had been defer from the December meeting – it was unanimously agreed to donate £10.00. Clerk to raise a cheque.

Councillors return to the room.

**9.0 SPORTS ASSOCIATION REPORT:** Mr Maddison reported

Mr Madison reported that after a lot of effort the Sports Association have managed to clear the water from the playing field which they feel is a runoff from the Lagan Homes building site. The surface water had proved to be contaminated with human sewage but, at that time, the Environmental Dept were unable to take samples for testing.

The football pitch has been unplayable since October 2019 and regrettably they have lost one of the senior football teams partly due the pitch flooding. After numerous attempts and expense, the Sports Association were able to resolve flooding on the playing field who feel is run off from the Lagan Homes development.

Mr Madison reported that various ditches were blocked and produced a photo on which he identified ditches which hopefully HC Highways department can arrange to get cleaned out. In addition, he also highlighted the other ditch that is either the responsibility of Herefordshire Council / Welsh Water or the land owner Amanda Watkins.

The Chairman offered to report the ditches via the website and it was agreed, as a matter of courtesy, to approach Amanda Watkins and Martin (who rents the land on a life time lease) to inform them of the problem and that Herefordshire Council have been approached.

It is thought that when the drain pipe was installed underground from the road running across the playing field to the ditch by the big oak tree that it was adopted by Amey / Herefordshire Council. However, that cannot be proved and, if this is not the case, the responsibility for keeping cleaned out falls on the Riparian Owner who is Amanda Watkins.

Mr Madison explained that he had found a website which was in line with problems similar to those being experienced on the playing field – area of which was over 900mm – and he questioned whether the various authorities including Lagan Homes were aware of this site. He confirmed that he had emailed a copy to the Ward Councillor for information. (Please see link to site below).

Mr Madison explained when he had spoken with Mr J Huckenhall (HC Drainage) before Christmas and they had discussed the fact that Lagan Homes proposed application to increase the number of homes to 180 will remove the water containment pond in Phase 3 which borders the playing field. As a consequence, unless something is put in place to prevent further damage due to surface water runoff, the committee will oppose the new application and will bring this to the attention of the Charity Commission; Sports England and FA England prior to the plan being approved by Herefordshire Council.

It was agreed that the Clerk would contact the Locality Steward to arrange a meeting with Mr Madison and the Chairman to include a walk about and general discussion on the various ditches and problem areas.

The website is: <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

## **10.0 LOCALITY STEWARD / LENGTHSMAN SCHEME**

(10.1) Dews Corner – flooding issues now resolved.

(10.2) Footpath's Officer report – no representative present.

(10.3) Lengthsman report – none available. Outstanding issues still to be addressed: two bridges at Thruxton; Ditch at Poole House. The Chairman will contact the lengthsman direct with regard to the erection and emptying of the proposed new dog bin.

The Chairman will report on line the ditches to the left of the Sport Field Entrance; B4348 Blocked culvert at Arkstone Court Junction and A4349 Blocked Culvert and ditch – together with the previously mentioned KDS25 Entrance from B4349 Opposite the entrance to Dean Pool Industrial Estate.

## **11.0 PLANNING**

(11.1) As was agreed at the last meeting - an updated report had been requested from Lagan Homes. Please see a copy of the report received from John Lagan of Lagan Homes at the end of these minutes.

It was agreed to defer discussion on this report until an Extra Ordinary Meeting to be arranged for Wednesday 5<sup>th</sup> February 2020.

(11.2) Planning application 191725/6 - Exchequer Court. There was further lengthy discussion on this application. Eventually, it was agreed that the Clerk would apply for an extension to allow for further more detailed discussion – and this is planned to take place at the Extra Ordinary Meeting on Wednesday 5<sup>th</sup> February 2020.

It was acknowledged that the following planning applications had yet to be discussed by the Parish Council:

Planning application 193946 – 50 Whitehouse Drive

Planning application 191725/6 Exchequer Court

Planning application 194134 Arkstone Court Ltd

Planning application 174228 Coldwell Radio Station

Planning application 194341 Woodlea Cottage, Clehonger

Planning application: 20027 Kingstone Primary School

Planning application 200054 Unit C Gooses Foot Ind Estate

### **(11.3) Kingstone and Truxton Neighbourhood Development Plan**

After a brief discussion on concerns with regard to the Kingstone and Thruxton Neighbourhood Plan being considered outside a two-year bracket and therefore being considered to be out of date – it was unanimously agreed to hold an Extra Ordinary Meeting on Wednesday 5<sup>th</sup> February 2020 starting at 7.00p.m. principally to discuss these outstanding planning applications and the future of the NDP.

## **12.0 TO RECEIVE THE FINANCIAL REPORT:**

### **(12.1) Schedule of payments.**

The January schedule of payments had been circulated and it was unanimously agreed these should to be paid.

Expenses January	Expenses	£36.40 inc (£5.94 VAT)
Kingstone Sports Association	Annual donation	£1500.00
BRP	Planning application for Village   Hall extension	£487.00
Dore Community Transport	Community Transport Donation	£400.00

<b>Bank statement as of:</b>	<b>Jan 2020</b>			invoices
<b>Income</b>				outstanding
Current	£19,203.06	£22,424.34	<b>minus</b>	<b>£300.00</b>
				<b>£142.00</b>
Savings Account	£3,685.99			<b>£2779.08</b>
<b>TOTAL</b>	<u>£22,889.05</u>			
Balance b/f from 31st March 2019		£19,926.74		
Add Income		£12,021.98		
Total		<u>£31,948.72</u>		
Less paid out to date		£9059.67		
<b>TOTAL:</b>		<u>£22,889.05</u>		

## 12.0 CORRESPONDENCE:

It was acknowledged that all correspondence had been previously circulated and there were no comments made.

## 13.0 TO CONSIDER MATTERS RAISED BY MEMBERS FOR NEXT AGENDA –

**14.0 DATE** of next general Parish Council meeting: will be Wednesday 4<sup>th</sup> March 2020 start of 7.00p.m. An Extra Ordinary Meeting is to be arranged for Wednesday 5<sup>th</sup> February 2020 starting at 7.00p.m. principally to discuss outstanding Planning Applications and the Neighbourhood Development Plan.

The Chairman closed the meeting at 8.55 p.m.



Signed:

Date:

## **Lagan Home - Update on Kingstone**

### **Revised Planning Application**

As per the presentation made by Lagan Homes to the Parish Council during summer 2019 the application for an additional 31 units on the 4<sup>th</sup> and final phase of the development has now been submitted. We believe Hereford Council are in the process of validating this and once this is done the details and drawings will all be available on the website. We will forward the planning reference once this is done.

### **Drainage**

Following the last update to Councillor Bolderson in November 2019 Lagan Homes are pleased to confirm they have now completed all main drainage works. The foul drain connects into an outlet in Lowfield Meadow and the storm connections into a manhole at the top of the private lane east of Coldstream Meadow opposite the junction with Dean Pool. As explained previously there were unfortunately some delays for a number of factors, mainly due to the discharge connection points being moved and existing services not being in accordance with the record drawings or our utilities searches.

Thankfully the main works have since been completed and both networks are now flowing without the need to continue to utilise tankers. Lagan Homes would like to apologise for any inconvenience caused during the course of these works but hope local residents will be pleased with the upgrade works as they are a lasting improvement on the local drainage network.

Upon-investigating the existing drainage in the lane Lagan Homes discovered it was in a poor state of repair, collapsed in many places and unfortunately had a lot of materials dumped there including fridge freezers and the like which was both unsightly and impacting on the flows. All rubbish has been removed and rectification works completed to the ditch course which serves as an outfall for the culvert. Lagan



Homes have since been asked by Herefordshire Council Highways to undertake yet more additional work which involves upgrading approximately 50 meters of drainage within the lane. We have agreed to undertake these works at our own cost and are currently working with an engineer to design this before it is submitted for approval. This work will be off the main B4349 (and should not therefore impact on traffic) and be relatively minor in nature but we will update the Parish when we intend to commence.

As mentioned in our previous correspondence the existing highway drainage was in a poor state of repair so the new upgraded drainage will make a significant improvement and assist with previous localised areas of flooding due to the limited capacity of the network. Main carriageway works have been completed with resurfacing works complete and traffic management removed with both lanes now fully reopen.

### **Other**

We were contacted by the owner of the sports pitch to investigate some localised flooding which had a dark film on the top of this. The Environmental Agency attended and upon a site walkover it was apparent this was not coming from the Lagan Homes site but we did agree to erect a bund on our site boundary with the sports pitch as a matter of reassurance. We are aware from previous discussions with the council and adjacent land owners that the ditches in this area are in a poor state of repair and this may be a contributing factor. Notwithstanding this ponding is not a result of Lagan Homes' site we have nonetheless instructed a wastewater company to provide a quotation to remove this and subject to a reasonable cap on the costs on this occasion Lagan Homes will deal with this issue as a gesture of goodwill. We will be in touch with the trustees of the charity in the coming days once their quotation is received.

**John Lagan**

**January Parish Council Update – Ward Cllr Bolderson**

**Flooding:** Over recent weeks, Council staff and Balfour Beatty Living Places, together with the emergency services and voluntary sector organisations have dealt with a large number of road closures, flooded properties, stranded people and abandoned vehicles. As reported by the Leader, it is likely that the total costs incurred by the Council when dealing with the aftermath of this emergency is in excess of £1.5m. In response to the flooding incidents, the Council have launched a Community Flood Recovery Grant worth £500 to each affected household. In order to qualify for the assistance, flood water must have entered the habitable areas of your property, or the residence has been considered unliveable for any period of time due to flooding. Alongside this is a Business Flood Recovery Grant, which will provide up to £2,500 per eligible small and medium-sized business. To qualify, businesses must be able to evidence that they have been directly impacted or have directly suffered a loss of trade as a result of the flooding that cannot be recovered from insurance. Council tax reduction and Business rate reduction is also available for properties affected by the recent floods. Please email [counciltax@herefordshire.gov.uk](mailto:counciltax@herefordshire.gov.uk) or [businessrates@herefordshire.gov.uk](mailto:businessrates@herefordshire.gov.uk) or phone 01432 260360 for more information.

**Next Local Cabinet Meeting:** In an effort to improve public engagement, Cabinet meetings are touring the county. The next cabinet meeting in Ewyas Harold has tentatively been set for 27 February 2020, however, this is yet to be confirmed.

**Veteran Support Centre Opens in Herefordshire:** Herefordshire's Veteran Support Centre (VSC) opened its doors on Monday 11th November, ahead of an official launch in the New Year. Located in the city centre, it offers a friendly one-stop shop for anyone in the armed forces community needing guidance, with flexible and accessible spaces for meetings and group workshops, along with employment and volunteering opportunities. The VSC has been established thanks to a successful grant application by Herefordshire Council to the Ministry of Defence to pilot a veteran hub project. Herefordshire's Armed Forces Covenant Partnership will continue to oversee the centre for the next

year whilst a new team of trustees forms and achieves its own independent charitable status.

**Neighbourhood Planning:** Herefordshire is the county with the most adopted NDP in the county- there are currently 67 adopted NDP in Herefordshire, with a further 5 awaiting referendum. A successful event for Parish Councils was held on 6 November to update parish councils on the Core Strategy review and the potential review of any Neighbourhood Plans. 109 parish councillors attended from 56 parish councils. The event was fully booked and so a further event is being arranged for any parish council who were unable to attend. I am also arranging a further meeting with the Lead Development Manager to better understand the comments around NDPs in the last few planning committees.

**Youth Survey:** I met with Kingstone Academy to discuss several matters including the wish of the Parish Council to survey the youth of the area. They were very supportive and have offered a social studies class for the secondary children to complete a survey monkey questionnaire. The school also indicated that they would distribute a letter to the parents of primary school children. Other schools such as Fairfield and Madley will also be contacted. A further meeting will be required to finalise how to approach other primary schools, pre-schools and children not registered with a school. It is expected that a draft letter and questionnaire will be ready for the next committee meeting.

**Environmental Health:** I contacted environmental health about the water on the playing fields as I had received a number of complaints. Upon inspection they confirmed the presence of sewerage, however, they cannot investigate it further until it has dried out. In the short term, the playing fields have fenced off the area. Lagan Homes agreed to dig a temporary ditch on their side of the fence along the playing fields to help reduce the amount of surface water entering the ditch in order for it to dry out more quickly.

**Planning & Roads:** Planning for 174228 - Proposed new office building to accommodate expansion of ETL Systems Ltd at Kingstone was

requested to be redirected to the planning committee. The redirection was not successful and therefore the application will be approved under delegated powers by the planning officer.

I have had confirmation from asset management that the B4349 between Croft road and the 30 mph speed limit sign in Clehonger has been flagged for maintenance, however, it is currently not part of the 20/21 budget. This part of the road is actually not within my Ward, however, I will continue to campaign to ensure this road is included in the annual programme for 20/21.

I continue to liaise with planning on applications within the ward and also the Locality Steward in relation to other roads matters. Any road related issues including drainage should be reported to the 24 hour, 7 day a week telephone number 01432 261800 or on the website [https://www.herefordshire.gov.uk/info/200196/roads/190/report\\_problems\\_on\\_the\\_road](https://www.herefordshire.gov.uk/info/200196/roads/190/report_problems_on_the_road)