

# LYONSHALL PARISH COUNCIL

## Minutes of the Meeting

### Thursday 8<sup>th</sup> December 7.15pm In the Memorial Hall

**Councillors Present:** Cllrs Steve Fatcher (Chair), Paul Avery, Kate Lomax, Gill Cowling, Ray Richards, Chris Auger, Richard Davies, Rod Bevan and Clerk Rebecca Bissell.  
6 members of the public.

Councillor Phillips gave his apologies. He forwarded a written report to Councillors before the meeting including:

- December Update has been forwarded with references to the Kington bypass incident, traffic matters
- Notice of a planning approval of entrance at Tellin Meadow and a refusal at Summer Court Cottage. The planning department considered the scale of the impact of the new entrance was disproportionate in its impact and contrary to the Neighbourhood Plan.
- Information on Planning Policy for affordable homes regarding the Webbs Meadow applications

One member of the public requested information on why the recent pop-up pub was cancelled. Cllr Fatcher advised that he felt that the previous event was poorly attended and there were no helpers available to set up and clear away. The events are not regular and organised for the community by the Parish Council.

#### **85/22. Apologies for Absence.**

Apologies were received from Cllrs Turner, Lampitt and Phillips.

#### **86/22. Declaration of Interest and Written Requests for Dispensation on Agenda Items.**

There were no declarations of interest on agenda items and the declarations book was available to sign.

#### **87/22. Approval of the Minutes.**

The minutes of the meeting of 10<sup>th</sup> November 2022 were **approved** and signed by the Chairman.

#### **88/22 Planning Report**

##### **Planning Application recently received:**

None.

##### **Recent Planning Applications still awaiting determination:**

- 213042 – Land Forming Green Farm, Lyonshall, Kington, HR5 3JY -**RESUBMIT OBJECTION**  
Appeal hybrid planning application to erect new poultry site.
- 222432 – Summer Court Cottage, Lyonshall, HR5 3JU -**GENERAL COMMENT**  
Proposed new access road to dwelling. Current access has poor visibility and will be closed with new hedge.
- 221922 – Land Adjacent to Webbs Meadow, Lyonshall, Kington. - **SUPPORT**  
Outline planning for erection of 4 dwellings with garages and access off Webbs Meadow.
- 221979- Land adjacent to Webbs Meadow, Lyonshall, Kington- **SUPPORT**  
Outline planning for erection of 4 dwellings with garages and access off Webbs Meadow.
- 212932 – Orchard Cottage, Holme Marsh, HR5 3JS- **SUPPORT**  
Proposed construction of a four bedroomed 2 storey house with associated access and landscaping
- 211584 – Land Opposite the Close, Lyonshall, HR5 3LP – **GENERAL COMMENT WITH CONDITIONS**  
Application for approval of reserved matters following outline approval (11 dwellings)
- 211549 – Land Opposite the Close, Lyonshall, HR5 3LP– **GENERAL COMMENT WITH CONDITIONS**  
Application for approval of reserved matters following outline approval (11 dwellings)
- 192994 – Land Adjacent to New Chapel House, Lyonshall, Kington. - **SUPPORT**  
Proposed erection of a new detached dwelling and garage, plus garage for existing dwelling (New Chapel House)
- 181494 – Land Adjacent to Spring Cottage, Headbrook, Kington HR5 3DY - **SUPPORT**  
Proposed land for residential development and associated work together with public open and local green space.

##### **Planning Decisions:**

- 222452 – Tellin, Lyonshall HR5 3LL – **OBJECT – APPROVED WITH CONDITIONS**  
Proposed new access into Tellin Meadow.
- 221782 – Tan House – Lyonshall, Kington, HR5 3JP – **OBJECT – APPROVED WITH CONDITIONS**  
Installation of Gabions to retain north bank of Curl Brook (retrospective)
- 213039 – Laurel Cottage, Holme Marsh HR5 3JS- **SUPPORT- REFUSED**  
Proposed conversion of existing outbuilding to holiday let.

#### **89/22. Clerk's Report.**

Organised purchase of Christmas trees.

Requested December 22 electoral roll following 2022 Annual Canvass.  
 Investigated options for a sign on Spond Lane.  
 Discussed playground repairs with Lengthsman.  
 Completed and distributed the Newsletter.  
 Submitted PC objection to the planning application 210342 – Green Farm Appeal.  
 Met with the Lengthsman and agreed playground and footpath works  
*All other items from previous agendas are being dealt with.*

**90/22 Financial Report.**

PKF Little John have been appointed as the external auditor until the financial period end 2026-27.  
 Requested 2023-24 Precept from Herefordshire Council.  
 Bank statements reconciled to VT cashbook end of November 2022.

**Financial Report as 30<sup>th</sup> November 2022.**

Community account	£18520.18
Savings account	£14224.33 (including 14p interest)
Playground account	£ 593.70
Business Saver account	£ 419.76

*All other items from previous agendas are being dealt with.*

**Income since last meeting**

None.

**Payments for Approval - APPROVED**

Clerk's Salary, Pension & HMRC for December 2022 as previously agreed.

Clerks Exp	Exp Sep/Oct22	£13.22	
Lyonshall Garden Centre	Christmas Trees	TBC	
Kington Building Supplies	Materials	£51.11	

**91/22. White Lion Transfer Document**

Cllrs Bevan and Lomax have consulted with landowner and discussed the concerns with the transfer document. He confirmed the underground services would be electricity only and would use a cable deep underground. Parish Councillors are now waiting to see the redrafted transfer document. Councillors agreed to await the redrafted document for review before deciding on whether a solicitor should be instructed. *Clerk to research fee costs.*

Cllrs Lomax and Bevan continued with an update of works

- The steering group are still happy to undertake works
- Six members planted over 300 hedge saplings, hedging and wildflowers
- Trees will be planted when the weather is right. Cllr Lomax said the steering group would like to invite the community, especially children to help with the tree planting.

**92/22. Highway Matters**

- Holme Marsh update – The clerk confirmed Mayglothling agreed return to complete works on a drainage system B at Holme Marsh on Tuesday 6<sup>th</sup> December. Cllr Cowling confirmed they attended and found further blockages. Clerk to await report and survey results from Contractor and report to Balfour Beatty to seek repair works.
- The Clerk provided details of signage costs and confirmed that Mr Hern would allow temporary erection on his land. Councillors AGREED to purchase a sign to attach to a tree trunk along the lane. *Clerk to arrange.*

**93/22. Boundary Commission Consultation**

There are no changes in the boundaries in the local area – No comment

**94/22. Councillor Responsibilities.**

- A kissing gate will be installed on LZ3
- Cllr Davies advised Christmas trees had been collected and delivered throughout the village.
- Dog mess has been left around Holme Marsh – Cllr Cowling to erect signs.
- A local parishioner will update the bus shelter signs.
- The planter has fallen off the bus shelter opposite The Close – *Clerk to arrange repair*

**95/22. Items for Future Agenda/ Councillor or Member of Public Items.**

None.

Clerk

Clerk

GC

Clerk

**96/22. Correspondence Items.**

- Email correspondence received from parishioner regarding the George – Noted – no action however, in the presence of the parishioner a discussion was held regarding the Parish Council's continued support for the George project following a well-attended public meeting and the owner's desire to continue with his development.

**97/22. Date of the Next Meeting.**

**Next meeting Thursday 12<sup>th</sup> January 2023 at 7.15pm in the Memorial Hall.**

Meeting Closed 8.40pm.