

LYONSHALL PARISH COUNCIL

Minutes of the Meeting

Thursday 12th January 7.15pm In the Memorial Hall

Councillors Present: Cllrs Steve Fitcher (Chair), Paul Avery, Kate Lomax, Gill Cowling, Ray Richards, Chris Auger, Richard Davies, Rod Bevan, Andrew Turner, Sandy Lampitt and Clerk Rebecca Bissell.
5 members of the public.

Councillor Phillips gave his apologies. He forwarded his January update to all councillors and parishioners.

98/22. Apologies for Absence.

Apologies were received from Cllr Phillips.

99/22. 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.

100/22. Approval of the Minutes.

The minutes of the meeting of 8th December 2022 were **approved** and signed by the Chairman.

101/22 Planning Report

Planning Application recently received:

- 221922 – Additional information for Land Adjacent to Webbs Meadow, Lyonshall, Kington. Outline planning for the erection of 4 dwellings houses and garages. - **NO FURTHER COMMENT**
- 223715 – Hunton Farm Barn Conversion, Noke Lane, Lyonshall, HR5 3JH. - **SUPPORT**
Additional windows to external walls of barn including roof windows. Change of use to class E.
- 181494 – Land adjacent to Spring Cottage, Headbrook, Kington HR5 3DY. **NO FURTHER COMMENT**
Pending S106 Agreement on proposed residential land.

Recent Planning Applications still awaiting determination:

- 213042 – Land Forming Green Farm, Lyonshall, Kington, HR5 3JY -**RESUBMITTED OBJECTION**
Appeal hybrid planning application to erect new poultry site.
- 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:

- 222432 – Summer Court Cottage, Lyonshall, HR5 3JU -**GENERAL COMMENT - REFUSED**
Proposed new access road to dwelling. Current access has poor visibility and will be closed with new hedge.

102/22. Clerk's Report.

Followed up with Drainage Contractor for Holme Marsh
Invoiced Balfour Beatty for the Drainage grant allocation
All other items from previous agendas are being dealt with.

103/22 Financial Report.

Bank statements reconciled to VT cashbook end of December 2022.

Balances at 31st December 2022

Community account	£17514.55
Savings account	£14226.96 (including £2.63 interest)
Playground account	£ 593.70
Business Saver account	£ 419.79 (including 23p interest)

All other items from previous agendas are being dealt with.

Income since last meeting

None.

Payments APPROVED

Clerk's Salary, Pension & HMRC for January 2023 as previously agreed.

<i>Lyonshall Garden Centre</i>	<i>Christmas Trees</i>	<i>£312.00</i>	<i>Paid</i>
Clerks Exp	Exp Sep/Oct22	£13.22	
Mayglothling	Drainage Works Holmes Marsh	£3280.00	+VAT
ICO	Data Protection	£40.00	

104/22. Report from Royal George Meeting 7.12.22

Cllr Futchter reported on the meeting requested by Mr Hern with Parish Councillors to explore ways that Parish Council could support progress with the pub project. The Parish Clerk had circulated an invitation to all Councillors to attend this meeting if interested. The meeting was attended by Cllr Futchter, Cllr Lomax, Mr Hern, Mr Jones and the clerk. Mr Hern repeated content already shared with parishioners at his public meetings and highlighted the concept agreed by the parish in the 2015 consultation where the parishioners voted by 73% to support the development for up to 45 houses to generate income to develop the George. The main issues for the delays in the project appear to be:

- Challenges with Herefordshire Council planning team with the housing developments on Webbs Meadow - Cllr Futchter explained that planning issues can only be agreed with the local authority, not the Parish Council.
- The phosphates moratorium – There are delays and changes with the Herefordshire Council wetland credit projects and complications with the administration hierarchy for developers. Mr Hern provided details of a personal phosphates credit scheme he is involved in to help release some credit for his developments which appears promising.
- Finances – Mr Hern confirmed that if he has his phosphate scheme approved he could complete the next four houses & after taxes and costs, he would spend received monies on the George, this would provide roofing, steel framing, wall repairs and finishing the basement, which should only leave interior works to be completed.

Councillors then **AGREED** to write to Mr Bill Wiggin to encourage further support in finding a solution to the phosphate issue for all developers in Lyonshall Parish who are still unable to complete projects in the Lugg Valley catchment area.

105/22. Herefordshire Council Agricultural Planning Consultation - 24.2.22

Councillors did not feel they had the knowledge and understanding required to make comment on this consultation.

106/22. Highway Matters

- Holme Marsh update – The clerk confirmed circulation of Mayglothling CCTV report on system B at Holme Marsh which clearly shows a blockage with a breeze block. The Clerk confirmed the grant funding had been requested and received from Balfour Beatty and the report details had been shared with the locality steward. Following this investigation, the Parish Council felt there was enough evidence to seek capital works from Balfour Beatty to clear and repair the drains and consider an upgrade with alterations at Pear Tree cottage where the drain is inadequate for purpose. Clerk to request.
- Following the recent icy weather, Cllr Bevan requested a salt bin at Webbs Meadow along Spond Lane. Due to the concern for liability Councillors **AGREED not** to supply a bin at this location.
- Salt bins on the A480 – Cllr Bevan requested removal of the bins up Burgoyne's bank – This route is included in the gritting schedule with Balfour Beatty, so bins will not be replaced. It was **AGREED** to request removal of the bins as they are in poor repair. Clerk to arrange.

107/22. Councillor Responsibilities.

Clerk

Clerk

Clerk

- Cllr Richards to talk to Behind Barz for pop up pub availability.

108/22. Items for Future Agenda/ Councillor or Member of Public Items.

- King Charles III coronation event.
- Proposal for Royal George Pub working group

109/22. Correspondence Items.

- Invite to Balfour Beatty draft annual plan briefing at Thorn -10.00am on 25.1.23 – Clerk and Cllr Futchter to attend
- Invite to Talk Parish event cost of living crisis – zoom meeting - 6.45pm on 18.1.23 – no attendees
- Kington Transport plan meeting – postponed from 9th January, new date to be decided –Cllr Lomax and Turner to attend when meeting advised.

110/22. Date of the Next Meeting.

Next meeting Thursday 9th February 2023 at 7.15pm in the Memorial Hall.

Meeting Closed 8.43pm.

Clerk

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