

Kimbolton Parish Council

Minutes of the Face to Face Emergency Parish Council Meeting at Kimbolton Village Hall on
Tuesday 7th February 2023 at 7.00pm

Present: Cllrs Ed Rollings, Henry Beaumont, Jo Read, Will Mears, Brian Morris & Doug Underwood

In Attendance:

1. To receive apologies for absence. – Cllr Becky Beaumont
2. Planning Application –
 - [Planning Search – Herefordshire Council](#) – P223221/F – Land West of Whyte Brook Brockmanton Nr Leominster Herefordshire - Change of use to land to one low impact Traveller pitch and amenity building. – Awaiting Decision

Cllr Ed Rollings opening remarks

The land sits on the edge of the parish boundary with Hadfield and District Group Parish Council. Hadfield and District Group Parish Council conducted an EGM to discuss the application on 31st January 2023.

Land was brought our attention in July 2022 for a potential breach of planning control and a letter was sent to Herefordshire Council planning enforcement team 31st August 2022 to notify them. The enforcement team informed the council that they were investigating the matter.

Any enforcement activity is suspended while there is a live planning application in progress. The application should be looked at in the cold light of day and the applicant, Mr Gilroy, is here to give background and answer any questions.

There are a few key points to consider:

1. Does this application fit the Kimbolton Neighbourhood Development Plan
2. Given the site is an orchard and agricultural land is there a justification for residential property at this location
3. Does the orchard maintenance need permanent residence and does this improve the site environment and biodiversity.
4. What precedents are there for this application in the area.

Mr Gilroy (the applicant) is invited to make a short statement regarding the application. Followed by comments from councillors and members of the public.

Applicant: Mr Gilroy

Application for single travellers pitch in the orchard. A small extension of the hard standing that has already been made. Addition of a compost toilet and washroom at the top of the orchard. Site would be for a single family residence. Aim to use the orchard for community projects related to its maintenance and nature conservation. Site would be off grid, compost toilet, borehole already on site, solar panels for a small amount of electricity. Generator needed to pump water occasionally (estimated 30 minutes a week).

The following notes were made by members of the public;

- 100 year old orchard
- Flood risk area (not suitable for residential land)

The following notes were made by members of the public;

- Concerns were raised regarding noise of the generator travelling up the valley.
- Concerns were raised regarding the phosphate issue in the Wye catchment and how compost and shower block waste will be dealt with.

The following notes were made by Cllr Ed Rollings;

- That this planning application will change the land use from agricultural to residential.
- The application lacks information that would fit the criteria set out Policy K5 of the Kimbolton Neighbourhood Development Plan which was developed by the community.
- There is no detail in the application to justify the change of use for agricultural purposes. The orchard has been managed previously without the need of an on site residence.
- There is no information in the application on the establishment or growth of a rural enterprise.

The following notes were made by Cllr Will Mears;

- The neighbourhood plan is to help keep control and that this planning would undermine the current plan.
- He recommended that the applicant study the criteria of the plan and make the required changes to the planning application.

Closing remarks by Cllr Ed Rollings

- At this current point in time the parish council is not in a position to support the application. More information would be needed to justify the application.

It was agreed that a site visit for Kimbolton and Hamnish Parish Councillors would take place on Sunday 12th February, times to be arranged with Mr Gilroy. Hatfield District Parish Council would be informed encase they would like to join.

3. Kings Coronation update

- It was decided that a Kings Coronation committee would be formed and meet on Wednesday 1st March 2023.
- Fiona Bunting and Des Hall would be invited along to join the committee.
- A budget of £1000 has already been set.

4. To note date of next meeting – 7th March 2023 at 7.45pm

4. Close the Meeting at 8.25pm

Signed:

Date:

Correspondence – Bell Beaumont, The Wing Flat, Hamnish Leominster,
Herefordshire, HR6 0QR Email: kimboltonclerk@gmail.com