

Kimbolton Parish Council

Minutes of the Face to Face Parish Council Meeting at Kimbolton Village Hall on Monday 2nd
March 2026

Present: Cllrs Ed Rollings, Becky Beaumont, Jo Read, Henry Beaumont, Will Mears, & Doug Underwood.

In Attendance: Graham Jones & Matt Healey

1. To receive apologies for absence. – John Stone & Brian Morris
2. To receive declarations of personal or prejudicial interest - None
3. To adopt minutes of the previous meeting – 6th January 2026 – Agreed

4. Village Reports –

4.1 Footpaths

- Matt has started work on the footpath groundworks for the ProW grant.
- Installed 2 in 1 gates and auto shut gates at Lever Hill / The Bache
- 2 Stiles (1 includes steps) and 1 gate still need to be installed in other areas of the parish
- Works to be completed by the end of March
- It was agreed that Matt's next invoice would be paid upon its arrival so that the parish council can apply for the grant money before the end of financial year deadline. Councillors agreed this can be done via email approval.
- 1 stile and steps might not be completed in time for the grant as the landowner need to install a field gate first. However, we can claim the materials on the 2025/26 grant and reapply for the labour on the 2026/27 grant.
- Gate at Brightwells has been installed by the Leominster walking group.
- We have just received the invoice for materials for the ProW grant – added to the finance section.

4.2 Lengthsman

- Drainage grant works at Slaughter Castle works has been completed.
- It was noted that there is a blocked section this has been passed to Highways to investigate.
- Matt got Herefordshire Council approval to use a jetter on drainage grant at Slaughter Castle. Several areas have been jettted but there are some that are still completely blocked / broken.
- Some areas have been passed to Natasha (Locality Steward) to investigate.
- We had wanted to use the jetter at Grantsfield to clear the drains between Brian Morris's and Lower / Little grantsfield however the owner of the property at Lower Grantsfield did not want it done, as it could increase flood risk at their property.
- Extensive works are required in this area. There is significant water running done the road into the drain towards Lower/Little Grantsfield. A combination of factors, no more so that the volume and extreme weather events we are seeing now. Matt to speak to the land drainage office at Balfour Beaty about a possible solution to remove so water further up the road and redirect in down the fields to a ditch. This however is not a simple task, it would be beyond the scope of the parish council and it would need landowner buy in / compensation. Unfortunately this small scale project isn't likely to be high on Herefordshire Council's list,
- As a parish council we can try and get the existing drainage system working better which includes asking the landowner above the area to clear ditches, which would take some water in a different direction away from the road.

4.3 Update on A4112 Road Safety/Speeding.

- Matt to pass along contact details at Herefordshire Council to Ed regarding siting a second SID base.

5. Finance – To note the financial position and consider the following payments

- 5.1. – Invoice from MJH Contracting – Drainage Grant Scheme Works at Slaughter Castle – Feb 26 - £1430.00 - **Agreed**
- 5.2. – Invoice from MJH Contracting – Lengthsman Schedule of work – Feb 26 Matt's time working with the jetter team - £200.00 - **Agreed**
- 5.3. – PWLB Payment made - £781.43 - **Agreed**
- 5.4. – Invoice from Turnwater Ltd Inv 6845 - jetter works under the Drainage grant- £900.00 - **Agreed**
- 5.5. – Payment received from Herefordshire Council (Drainage Grant works at Stockton Rock) - £1100.00
- 5.6. – Invoice from Evans Farm Supply SI-319784 – ProW grant materials £2229.74 - **Agreed**

6. Kimbolton Village Hall.

- Currently awaiting quotation for acoustic panels for the ceiling. A grant application can follow.
- AGM is this evening.

7. Hamnish Village Hall

- No Comments

8. Planning Applications –

- 8.1. - [Planning Search – Herefordshire Council](#) - Whylebrook Orchard Hamnish Leominster Herefordshire HR6 0QP - Application for a low impact Traveller site and associated works, including hardstanding, amenity building and drainage details (retrospective).
 - Application has been denied. Unclear whether an appeal or another application is being made at this stage.
 - Noted by a member of the public that the decision notice did reference that the borehole that is on site was not part of the application.
- 8.2– [Planning Search - Herefordshire Council](#) - Conversion of redundant barn to one single storey dwelling and the temporary siting of a static caravan within the boundary of the proposal site during works.
 - Please see letter sent by the parish council at the end of the minutes

9. To note Correspondence

- 9.1. Letter received confirms movement of footpath at Kimbolton Villa.

10. Any Other Business

- 10.1. – New Notice Boards – Update from Grant – Grant has been denied, Ed and Bell to look into to see if we can reapply.
- 10.2. – Asset of Community Value – update – We have been asked for more information on the Stockton Cross to help the committee make a decision.
 - List of events in the last 12 months
 - List of future events
 - More up to date minutes showing the parish councils support for application to make the Stockton Cross Inn an Asset of Community Value. It is noted that most minutes only briefly discuss application process and progress so Ed proposes that we minute support in this meeting.
- 10.3. “We propose to list the Stockton Cross Inn Public House as an Asset of Community Value”
 - Proposed by Will Mears
 - Seconded by Henry Beaumont
 - Agreed by all

10.4. – Website – Bell and Becky to look into changes and uploading council minutes.

11. Public Forum – To receive comments from members of the public. –

- It has been noted that the roads are in a bad condition due to potholes. Areas around Stanley bank. Both are known to the council. One drain is likely damaged by Gigaclear fibre installation and the ditch down towards Kimbolton from Stanley bank crossroads is on the list for next year’s drainage grant.
- Members of the public and parish committee are reporting all potholes to Herefordshire Council, without much success.
- Noted bridge at Grantsfield needs attention. The parish council are aware and it is on the list for next year’s PRow grant. If there is a public safety risk Matt has offered to flag it to be closed in the meantime.

12. To raise matters for next agenda – None

13. To note date of next meeting – AGM Tuesday 5th May 2026 @ 7.15pm Normal meeting to follow at 7.45pm

15. Close the Meeting at 8.51pm

Signed:

Date:

Correspondence – Bell Beaumont, Lea Farm, Kimbolton, Leominster,
Herefordshire, HR6 OHJ Email: kimboltonclerk@gmail.com

With reference to the planning application P253665/F Conversion of redundant barn to one single storey dwelling and the temporary siting of a static caravan within the boundary of the proposal site during works.

The Parish Council refers to the Kimbolton Neighbourhood Development Plan 2011-2030. Policy K2 states that Kimbolton village will be the focus for development within the Parish. Limited small scale development opportunities will be supported outside of the village where they have limited negative impact upon amenity and the environment, especially the landscape. Kimbolton village is defined by the settlement boundary shown in Map 2 of the Kimbolton Neighbourhood Development Plan.

Application P253665/F is outwith the settlement boundary and therefore should be considered against Policy RA3 of the Herefordshire core strategy and Policy K5 of the Kimbolton Neighbourhood Development Plan.

Policy K5 states:

New housing development in areas outside the defined Settlement Boundary will be limited to proposals which satisfy one or more of the following criteria:

1. Where it has been demonstrated that there is a functional and financial requirement for an agricultural or forestry worker's dwelling on an existing or proposed holding subject to Core Strategy Policy RA4; or

2. Where it accompanies and is necessary to the establishment or growth of a rural enterprise, and complies with Core Strategy Policy RA4; or

There is an existing agricultural/horticultural business on site.

3. Where it involves the replacement of an existing dwelling subject to Core Strategy Policy RA3; or

4. Where it would result in the sustainable re-use of a redundant or disused building(s) subject to Core Strategy Policy RA3; or 5. Where it can assist in meeting a proven local need for affordable housing subject to Core Strategy Policy H2 and is located on the edge of the defined settlement boundary with safe and suitable access to local facilities.

The application uses the existing redundant building. The application site is close to amenities of Kimbolton village.

5. Where it can assist in meeting a proven local need for affordable housing subject to Core Strategy Policy H2 and is located on the edge of the defined settlement boundary with safe and suitable access to local facilities.

6. Where the amenity of occupants of any new dwellings would not be compromised by existing agricultural or commercial activity;

7. Where a proposed dwelling is of truly exceptional quality or innovative design helping to raise standards of design more generally in rural areas; reflects the highest standards in architecture; significantly enhances its immediate setting; and is sensitive to the defining characteristics of the local area. In locations where extension or modification of a permitted dwelling is likely to have an adverse impact on its landscape setting, or on visual amenity, permitted development rights relating to extension and modification of that dwelling will be removed.

The proposed design is of high quality and is sensitive to the character of the location.