

HEREFORD CITY COUNCIL  
PLANNING & HIGHWAYS COMMITTEE

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**MINUTES**  
**OF THE MEETING OF THE PLANNING AND HIGHWAYS COMMITTEE**

**HELD AT THE TOWN HALL, HEREFORD**  
**ON Wednesday 25<sup>th</sup> SEPTEMBER 2013 AT 6.00 PM**

**PRESENT –** Councillors: Polly Andrews (Chairman), Bob Preece, Len Tawn, Aubrey Oliver, Sharon Michael, Nick Nenadich, Glenda Vaughan-Powell.

**IN ATTENDANCE –** Councillors: Charles Nicholls and Jim Kenyon. As well as: Mike Edwards, Owen Jones, Helen Hodgson and Chris Shaw (representing *Bloor Homes*), and Jenny Tawn (joined meeting at 6:06pm).

**IN PRESENCE –** Olena Barrett (Committee Clerk).

**P034 APOLOGIES FOR ABSENCE**

None.

**P035 APPOINTMENT OF SUBSTITUTES**

None.

**P036 DECLARATIONS OF INTEREST**

None.

**P037 MINUTES OF THE PREVIOUS MEETING OF THE COMMITTEE**

The Minutes of the meeting of the Planning and Highways Committee held on 4th September 2013 were agreed and signed accordingly by the Chairman as a correct record.

**P038 DISTRICT COUNCIL MEMBERS:**

**RESOLVED** that it be noted that the participation of those City Councillors who are also members of the County of Herefordshire District Council in both the debate and any subsequent vote on matters contained in the agenda was on the basis that the views expressed were preliminary views taking account of the information currently available to the City Council. City Council members who are also District Councillors

reserved their final views on the applications until they were in full possession of all relevant information both for and against.

**P039 PRESENTATION FROM REPRESENTATIVES OF *BLOOR HOMES* REGARDING PLANNED LOWER BULLINGHAM URBAN EXTENSION:**

Representatives of the developer delivered a brief presentation about the planned South Urban Extension. The development would comprise of around 1000 houses located on the land close to the Rotherwas Industrial Estate, accompanied by an employment area close by. As it's been underlined in the presentation, the outlined plans have been based on extensive public consultations and reflect local core strategy and identified housing needs for Hereford area. The proposal is aiming to support healthy and sustainable communities and would offer a wide range of homes together with necessary facilities and infrastructure. Extensive ecological surveys have also been undertaken in preparation of this proposal. Great attention has been paid to traffic management and access strategy has been developed to minimise congestion issues.

At this stage there were no specific questions from the Ward members, who feel that before planning application accompanied by detailed and finished plans will be submitted for this development they can't comment on the viability of the proposal.

There were, however, few issues and questions raised by Committee Members and Councillors present at the meeting:

- Councillor Nenadich expressed his worries about possible flood risks management issues, and questioned about health care and education provision for this development. He has also raised an issue of provision of accommodation designed for elderly. He stated that Herefordshire is in desperate need for more homes tailored for needs of aging population, and expressed an opinion that while new developments are being at planning stage this should be taken into consideration.
- Councillor Jim Kenyon enquired about social issues connected with such big, new development.
- Councillor Oliver enquired about affordable housing provision and what percentage of new homes will be falling under this category.
- Councillor Vaughan-Powell has questioned about access issues, particularly on the Watery Lane, as well as congestion issues with additional traffic.

In answer to the questions raised the developer's representatives explained:

- This development is not at a stage of detailed plans and they are more than happy to talk to councils and public to make sure that their proposal reflects local housing needs.
- Re. flood risk management they are in talks with Environment Agency to get agreement for implementing an innovative solution to prevent and minimise flood risk.

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- The development has got a primary school written into the plans; from consultations with Herefordshire Council it appears that there's no need for secondary school as the existing provision is sufficient to accommodate new pupils. There also is a Neighbourhood Centre planned which would accommodate doctors surgery.
- Provision of affordable housing is at the usual 35% level required by Herefordshire Council.
- Water Lane would be excluded from vehicular access, as would be several other lanes within the new estate. Extensive plans of new bus services are in place, aided by a cycle scheme, both aiming to encourage as few car journeys as possible and to make alternative travelling arrangements more attractive than traditional by car.

The Chairman have thanked for presentation and answering all queries and the guests left meeting at 6:40.

### **P040 APPLICATIONS FOR PLANNING PERMISSION**

### **APPENDIX 2**

#### **It was RESOLVED**

that the representations in respect of the applications for planning permission and similar matters referred to the City Council by the County of Herefordshire District Council under paragraph 8 to Schedule 1 of the Town and Country Planning Act 1990 be as resolved in Appendix 1 annexed hereto and that the same be submitted to the local planning authority.

***There being no other business the Chairman declared the meeting closed at 7:12 pm***

Signed ..... (Chairman of the Planning Committee)

Date .....