



HEREFORD CITY COUNCIL

PLANNING & HIGHWAYS COMMITTEE 11 January 2024

MINUTES OF MEETING

PRESENT: Cllrs Polly Andrews, Sue Boulter, Elizabeth Foxton, Debbie Hobbs, Jeremy Milln, Sam Potts and Dan Powell

ATTENDING: Cllrs Cat Hornsey, Rob Owens, Kevin Tillet, Becci O'Reilly, Administration & Events Manager, Nick Rawlings, Bloor Homes, Guy Wakefield, Ridge & Partners, Robin Green, BWB Consulting (part) and one member of the public

P2023/24.63 APOLOGIES FOR ABSENCE

None

P2023/24.64 APPOINTMENT OF SUBSTITUTES

None

P2023/24.65 BLOOR HOMES PRESENTATION

Cllrs received a presentation from Nick Rawlings of Bloor Homes, Guy Wakefield from Ridge and Partners and Robin Green from BWB the Bloor Homes' flooding consultants regarding proposals for an outline planning application for the first phase of development at the Hereford Southern Urban Expansion site allocation at Lower Bullingham as per Policy HD6 of the Herefordshire Local Plan – Core Strategy.

The presentation began by covering the original plan for the whole site which was predicated on the construction of the now abandoned Western Bypass, and how now, only part of that plan can be delivered without that infrastructure in place, which is described as phase one. 540 homes, a lot of green space, flood plains, a 'local' area and all employment land from original application.

Discussions focussed on flooding including how the plans have been written with and approved by the Environment Agency, testing to much higher levels than have ever naturally occurred therefore taking a precautionary view, the inclusion of basins to intercept, hold and release flood water and how the houses are protected from flooding due to the elevation of the two parcels of land containing houses. The main consideration for Cllrs was the impact of extra vehicular movement from the site during floods when the alternative access points are out of action, how emergency vehicles would access the site and how existing problems can be improved, not exacerbated.

Other discussions covered how the site addresses modal shift from car to alternative types of travel, ratios for primary and secondary school requirements and this development's impact on existing services including schools and medical services, the housing mix including less executive homes and more bungalows as well as affordable housing and climate measures including provision of EV charging, solar panels etc. Cllrs asked many questions over the proposal and expressed their concerns. Cllrs wanted to note their thanks to the presenters for providing answers to their questions.

P2023/24.66 DECLARATIONS OF INTEREST

Cllr Dan Powell: 233703 St James Primary School

P2023/24.67 MINUTES OF PREVIOUS MEETING

Councillors agreed that the Minutes and Draft Responses of the Meeting of 7 December 2023 were an accurate record.

P2023/24.68 DISTRICT COUNCIL MEMBERS

It was

RESOLVED 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 this agenda is on the basis that the views expressed are preliminary views taking account of the information currently available to the City Council and that District Councillors reserve their final views on all applications until they are in full possession of all relevant information both for and against.

At 7.20pm Committee member Cllr Sam Potts and Cllrs Cat Hornsey, Rob Owens and Kevin Tillett left the meeting, after the first item on the planning application list, number 231703.

P2023/24.69 POLICY ISSUES

None.

P2023/24.70 APPLICATIONS FOR PLANNING PERMISSION

For further information on the outcome of planning application decisions, please see the 'Draft Responses' item corresponding to this meeting. It was

RESOLVED to submit planning application decisions to Herefordshire Council.

P2023/24.71 CORRESPONDENCE

None.

P2023/24.72 DATE OF NEXT MEETING

Thursday 8 February 2024 at 6pm.

There being no other business the Chair declared the meeting closed at 7.40pm

Signed

Date