

# DINEDOR PARISH COUNCIL

## Minutes of an extraordinary meeting of the Parish Council held on 18<sup>th</sup> February 2020, at Dinedor Village Hall

**Present:** Cllr. D. Green Chair  
Cllr. N. Austin  
Cllr. T. Greenow  
Cllr. J. Over  
Cllr. S. Penny

**In attendance:** Liz Kelso Clerk/RFO  
Cllr. David Summers Ward Councillor, Herefordshire Council  
27 members of the public

### 022/2020 **Apologies, declarations of interest and requests for dispensation**

There were no apologies, declarations of interest or requests for dispensation.

### 023/2020 **Planning**

**023.1 Application ref:** **194402**  
**Site:** Land at Lower Bullingham  
**Development:** A mixed use urban extension of land at Lower Bullingham to provide up to 1300 dwellings (including specialist housing)

Although this application is within a neighbouring parish, it was felt the size and nature of the development would impact on Dinedor Parish. Opening up to members of the public in attendance, the following comments were noted:

- Concern was expressed that archaeological sites have been deemed “insignificant”. The exact site of the Rotherwas Ribbon is unclear and it was considered appropriate to request that the survey is reviewed. There was further concern at a report which concluded that the impact on Dinedor Camp would be minimal as the “site is overgrown”, which it is not.

- It was noted that although the proposed development includes a primary school, the impact of this development on existing school provision is unclear, as is when the school will be available in relation to occupation of the site.
- It was felt that much of the impact on social, cultural and leisure facilities for the new development and existing residents in the immediate vicinity had not been properly addressed within the application reports
- Particular concern was addressed with regard to the impact of traffic flows from the additional anticipated vehicular traffic generated by the development. It was noted that further development on Rotherwas Industrial Estate had been limited by Highways England pending improvements to the road network, concern was expressed that this development could proceed without substantial improvements to roads locally, including within Dinedor Parish which, it was felt could become a “rat run” for those accessing the new development by attempting to avoid known traffic pinch points.
- Although note was made of public transport access at Green Crize, it was felt there was insufficient emphasis on the use and availability of public transport access to the site, especially linked to the well known traffic issues to the South of Hereford. Assumptions on car ownership levels included in the reports were questioned.
- Environmental standards to be adopted for the new development were felt to be unclear and it was recommended that higher standards of energy efficiency within the development should be conditioned.
- It was not clear whether additional medical facilities were to be provided within the new development and investment in existing primary and acute facilities should be considered within any s106 agreement
- The site and access to it are known flood risks. It was felt that a flood alleviation scheme(s) should be conditioned

Members noted comments from the landowner indicating that the development would be restricted in the initial phases to some 250 – 350 dwellings because of traffic limitations imposed by Highways England and it was believed that some 70 – 80 units would be occupied each year, indicating a long term project.

In considering the impact on the parish it was noted that both the Holme Lacy Road and Hoarwithy Road were subject to flooding which could lead to vehicles using the parish as an access route to avoid road closures or heavy traffic. Neither the road through the parish, nor the junction of that road with the Holme Lacy road are capable of handling high volumes of traffic and it was considered important to request that the road surface on the Hoarwithy Road and the junction with the Holme Lacy Road be improved.

After some discussion it was agreed to defer a decision on the final submission of comments to Herefordshire Council on this application to enable further thought on the impact to the parish. The Clerk was instructed to seek a short extension to the time permitted for observations to be submitted and that this be considered further at the next meeting of the parish council in March.

## 023.2 Planning Enforcement action

Members noted the withdrawal of the appeal under section 174 of the Town and Country Planning Act 1990 relating to the enforcement notice under planning application 192031. As a result, the land will

now need to be reinstated and any structures, fencing etc. be removed. It was noted that the road surface at this location is now in a very poor state.

**024/2020                      Review of Hereford Transport Strategy**

This item was deferred to the next meeting.

**024/2020                      Payments**

The following payment was approved but subject to confirmation of completion of the work before releasing the payment:

Phoenix Tree Services	
Tree work on Dinedor Camp	£950.00

**025/2020                      Purchase of flail mower**

Noting the difficulties in obtaining a flail mower for use on Dinedor Camp and in particular the difficulties in finding a suitable item within the budget set, the Chairman noted that he has found a second hand mower which is available for £1,000.00 with a warranty. This is to be used in conjunction with the Chairman's own quad bike and temporarily will be stored at the Chairman's house. After due consideration it was agreed to proceed with the purchase and the payment for £1,000.00 was approved.

**026/2020                      Next Meeting**

The next meeting will take place on Tuesday 17<sup>th</sup> March in the Village Hall, starting at 7.30pm.

There being no further business, the Chairman declared the meeting closed.