

Lower Bullingham Parish Council



Minutes of The Parish Council Meeting of Lower Bullingham Parish Council Held on Tuesday 3rd December 2024 at 7.30pm at Dinedor Village Hall

Present Cllr Nigel Jones (Chairman) Cllr Darren Smith (Vice Chairman), Cllr Barbara Frankham,
Cllr Cat Hornsey, Cllr Gill Bastin, Cllr Andrew Fisher

In Attendance: Parish Clerk Kath Greenow, Ward Cllr Dave Davies & 10 members of the public

1.Apologies: Cllr Neil Barrington, Cllr Andrew Fisher & Cllr Adam Smith

2. To receive declarations of interest on agenda items and any dispensation requests
None declared.

**3. To approve & sign the minutes of the Parish Council meeting held on Tuesday
5th November 2024**

It was **RESOLVED:** to approve and sign the minutes of the Parish Council meeting held
on Tuesday 5th November 2024

**4. Public forum: Members of the public may raise subjects they wish to bring to the
attention of the parish council. (Restricted to 10 minutes)**

Parishioners in attendance at the meeting raised their concerns on the Planning Consultation –
242558.

Matters raised were: flooding of Watery Lane & Lower Bullingham Lane which has got worse in the last few
years, and causes considerable disruption to those parishioners living along the lane. Flooding of the relief
road to Rotherwas connecting to the A49 which causes travel disruption.

4.1 Ward Cllrs report

Appendix 1 attached to the minutes

5. Planning

5.1 To consider commenting on: Planning Consultation - 242558 – Land to the south of Lower
Bullingham, west of the Rotherwas Industrial Estate, north of the Rotherwas, Hereford, HR2 6JW
APPLICATION TYPE: Outline

DESCRIPTION: The first phase of an urban extension (known as the Southern Urban Expansion in
the Herefordshire Local Plan Core Strategy) comprising up to 540 homes (Use Class C3);
employment land (Use Class B and E), local centre and a country park together with supporting
public open space, and all other associated works (e.g. demolition of existing industrial buildings,
drainage, landscaping and ground modelling). All matters are reserved for future consideration save
for 'access'. Only the means of access into the site is sought as part of this outline application,
not the internal site access arrangements.

It was **RESOLVED:** to **OBJECT** to the application and make the following comments

Due to the current roads infrastructure, there must be no development of the site in any form until the current inadequate infrastructure is addressed in the form of a Bypass or /and a second river crossing.

Reasons:

1. Holme Lacy road is as we know already at capacity as National Highways have already advised Herefordshire Council.
2. Other roads affected considerably by flooding are Lower Bullingham Lane – from Green Crise through to the junction onto Holme Lacy Road & the junction from Lower Bullingham Lane leading down Watery Lane. The areas are also within the proposed development site area. Local residents have access problems in these areas when flooding occurs.
3. The application site where the proposed access field onto the C261 also floods.
4. The current road infrastructure is not sustainable to carry such an increase in traffic onto the C1261, the proposed access to & from the site for the 110 dwellings is not suitable or safe as it is located near a bend, is narrow, and currently has a 60mph limit
5. The proposed access site and immediate surrounding roads network B4399 Holme Lacy Road & C1261 Hoarwithy road are already affected by flooding, which has exacerbated over the last few years and will increase with climate change.
6. Traffic coming onto & off the development will have a detrimental impact on the surrounding area, which is open countryside, it will also have an environmental impact upon wildfire with the removal of established hedgerows.
7. There will also be a further impact upon the minor roads network leading to Dinedor Village & Ridgehill leading onto the A49 as these will be used as a rat run when the C1261 floods under the railway bridge at The Pastures.

The proposed access is not in conformity with the following policies (listed below) of Herefordshire Councils Core strategy or Lower Bullingham Parish Council Neighbourhood Plan policies (listed below) .

Policy HD6 - Southern Urban Expansion (Lower Bullingham)

Land at Lower Bullingham will deliver a comprehensively planned sustainable urban expansion. The new development will be sensitively integrated into both the existing urban fabric of Hereford, and the wider landscape, through high design and sustainability standards. The development will be expected to provide:

2a minimum of 1,000 new homes, at an average density of up to 35 dwellings per hectare, comprising a mix of market and affordable house sizes and types that meet the requirements of policy H3 and the needs identified in the latest version of the Herefordshire Local Housing

Market Assessment; • a target of 35% of the total number of dwellings shall be affordable housing; • around 5 hectares of employment land comprising a mixture of use class B1, B2 and B8 to complement Hereford Enterprise Zone; • **suitable vehicular access to the site principally from the B4399; • Park and Choose site (land and infrastructure) adjacent to the A49/ Rotherwas Access Road roundabout.**

Movement 4.2.83 The provision of new road infrastructure, along with a package of sustainable transport measures, is necessary for Hereford to deliver its full housing and economic growth. Sustainable transport measures are also required to assist in creating a development which is less dependent on the private car. New growth areas will be designed to inhibit traffic and encourage more sustainable modes of travel and contribute to new and the enhancement of existing highway and sustainable transport infrastructure.

4.2.84 It is expected that the principal vehicular access to the development is via Rotherwas Access Road and likely to take the form of a new roundabout. Access to the north into the city and to the employment to the east will be restricted to and/or prioritised for buses, walking and cycling.

Policy HD3 - Hereford movement

A Relief Road to the west of Hereford to reduce the volume of traffic from the city centre and enable the delivery of walking, cycling and bus improvements on the existing highway network. The road will be designed and developed in such a way which avoids and mitigates adverse impacts or physical damage to or loss of habitats, noise pollution and vibration, light pollution, air pollution, flood risk and water quality on the River Wye SAC, as well as residential amenity and business interests. Consideration of the impact of the road on heritage assets, their significance and setting, as well as the historic character of the wider landscape will also be required. Further assessments will be undertaken as part of the Hereford Area Plan and subsequent planning application(s).

Policy MT1 – Traffic management, highway safety and promoting active travel Development proposals should incorporate the following principle requirements covering movement and transportation:

1. demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network or that traffic impacts can be managed to acceptable levels to reduce and mitigate any adverse impacts from the development;

4. ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services;

6. have regard to with both the council's Highways Development Design Guide and cycle and vehicle parking standards as prescribed in the Local Transport Plan - having regard to the location of the site and need to promote sustainable travel choices. Where traffic management measures are introduced they should be designed in a way which respects

the character of the surrounding area including its landscape character. Where appropriate, the principle of shared spaces will be encouraged.

Lower Bullingham Parish Council Neighbourhood Development plan

Policy LB6 – Integrating the Southern Urban Extension (SUE) with Existing Communities To ensure that the new Southern Urban Extension integrates with, and does not have a detrimental impact on existing communities in Lower Bullingham proposals for the development of the site should include: a) Infrastructure improvements to mitigate any identified impacts on the existing community are addressed; b) Green infrastructure corridors from the site to Lower Bullingham, in particular along Norton Brook, Withy Brook and Red Brook. These should be used to provide natural help to flood defences, through the use of Sustainable Urban Drainage features; c) Effective road, public transport, pedestrian and cycle links from Lower Bullingham to the proposed Country Park, Primary School and Community Hub; d) Sustainable urban drainage and flood mitigation measures that take in to account impacts on existing communities where possible within the legal requirements for section 106 agreements, reduce flooding within the parish at Lower Bullingham Lane and Watery Lane; and e) A flood alleviation scheme with improvements to reduce flooding within the parish at Lower Bullingham Lane and Watery Lane. Background/Justification Lower Bullingham will see significant new development over the next fifteen years. This development should not be at the expense of the quality of life of existing and future residents. In conjunction with Policy HD6 in the Herefordshire Core Strategy, Policy LB6 of the neighbourhood plan will be used to ensure that new infrastructure is in place to support the needs arising from the new community that will grow in the parish and that any impacts such as flooding are fully taken in to account in the planning of the urban extension.

Policy LB8 – Reducing the Risk of Flooding All new development in the Neighbourhood Plan Area is required to include adequate surface water drainage measures to protect existing and new development from flooding. Development should be designed to reduce the consequences of flooding and to facilitate recovery from the effects of flooding. Particular importance will be attached to any development that could lead to an increased risk to flooding of areas subject to existing flooding problems.

These include:

- Rotherwas Industrial Estate;
- Watery Lane;
- Lower Bullingham Lane.

Background/Justification This policy seeks to ensure that any new development includes appropriate surface water drainage measures and design features that reduce the consequences of flooding and measures that facilitate recovery from the effects of flooding

It was **RESOLVED:** to ask the ward Cllr David Davies to call this planning application into Herefordshire Council planning committee.

6. Lengthsman

6.1 To consider further routine maintenance to be carried out by the lengthsman.

It was **RESOLVED:** that the lengthsman carries out a routine maintenance day during January 2025.

7. HFDC – Local Drainage Funding

7.1 To receive an update on drainage grant scheme allocation of funding and complete required additional forms relating to Local Drainage Fund.

The clerk advised that the PC had been allocated £2000.00 for ditching works & £1000.00 for the drainage asset survey. The PC had also applied for Minor drainage scheme funding of £3400.00 but the allocation needed to be confirmed once details have been approved by HFDC/BB.

It was **RESOLVED:** to delegate power to the Clerk & Cllr Darren Smith & the Chairman Nigel Jones to meet with the officer concerning the Minor drainage work the PC had applied for and get the approval required.

7.2 To consider & approve ditching & drainage works to be carried out under the drainage grant Scheme.

It was **RESOLVED:** that the lengthsman carried out the ditching works as per the Local drainage works.

8. Parish Footpaths

8.1 To consider parish footpaths work requiring attention in the parish.

No footpaths work requiring attention at present.

9. Highways.

9.1 To consider new road issues for reporting to Balfour Beatty

The pothole in the middle of the road by Redbrook has not been attended too.

The sign for Ridgehill that has dropped to the bottom of the signage pole.

The Clerk would chase up on road issues with the locality steward.

10. Finance

10.1 To receive & approve the finance & bank reconciliation reports – 30-11-2024

It was **RESOLVED:** to approve the finance & bank reconciliation reports – 30-11-2024

10.2 To receive the budget monitoring report up to 30-11-2024.

It was **RESOLVED:** to allocated £3k from reserves to the current budget for the work being carried out under the Local drainage works scheme

It was **RESOLVED:** approve the budget monitoring report up to 30-11-2024

10.3 To receive and consider the draft budget for 2025/56

Deferred to the next PC Meeting in January

10.4 To note local government services pay agreement 2024/25 for P.C Clerks

It was **RESOLVED:** to note local government services pay agreement 2024/25 for P.C Clerks

10.5 To approve the Clerks salary Dec 2024 at new SCP28 hourly rate (when due for payment) and backpay due from 5th April 30th Nov 2024 due to new SCP28 hourly rate.

It was **RESOLVED:** to approve Clerks salary Dec 2024 at new SCP28 hourly rate (when due for payment) and backpay due from 5th April 30th Nov 2024 due to new SCP28 hourly rate.

10. 6To approve PAYE payment due to HMRC

It was **RESOLVED:** approve PAYE payment due to HMRC for month 7 of £ 9.31

10.7 To consider purchase of Gauge marker board for siting along Lower Bullingham Lane .

It was **RESOLVED:** not to purchase a gauge marker as one had been sourced by Cllr Darren Smith. It was **RESOLVED:** that permission would be required by BB regarding installation of the gauge marker at Lower Bullingham Lane where flooding frequently occurs. The clerk was asked to liaise with the locality steward regarding meeting with Cllr Darren Smith about the installation.

10.8 To consider additional PC bank account signatory

It was **RESOLVED:** to add Cllr Cat Hornsey as an additional bank signatory

11. Consultations

11.1 To consider input regarding Herefordshire Council online budget consultation

from The Parish Council on how the budget for 2025/26 should be prioritised as well as some feedback on areas of potential investment across the county and options on council tax increases.

The consultation was noted.

12. Parish Council Noticeboards

12.1 To consider issues with the posting of adverts & posters being placed on the PC noticeboards.

It was **RESOLVED:** that a poster is placed in each PC noticeboard advising that the posting of adverts & posters were not permitted by the PC and that these would be removed, as the noticeboard was for PC information use only

13. Correspondence

13.1 To note correspondence since last PC Meeting.

All correspondence had been sent to Cllrs prior to the meeting and was noted

14. Matters raised for consideration for placing on the next meeting's agenda.

(No discussion)

Budget 2025/26/

15. Next Parish council Meeting Tuesday 7th January2025 - 7.30pm at Dinedor Village Hall

Signed.....

Chairman Lower Bullingham Parish Council

Dated.....