

CREDENHILL PARISH COUNCIL



MINUTES OF AN EXTRA ORDINARY MEETING **HELD AT CREDENHILL COMMUNITY HALL ON 30th JUNE 2021**

PRESENT:

Councillor Mr. Martin Leaton Acting Chair (ML), Councillor Mr. Terry Smissen (TS), Councillor, Miss. Deanna Pennington (DE), Councillor Revd. Rana Davies-James (RD), Councillor Mrs. Dott Pullen (DP), Councillor Mr. Paul Warrington (PW), Ward Councillor Mr. Bob Matthews (BM), Parish Council Clerk/RFO – Mr. Lee Harper-Smith (Clerk)

1 Member of the Public

Robin Cordina, MF Freeman Ltd. (RC)

The Acting Chair opened the meeting at 7.30 pm.

1. Apologies for Absence - To receive and accept apologies for absence.

Councillor Mr. Andrew Slater (AS), Councillor Miss. Rebecca Norton (RN), Councillor Mr Paul Beechey (PA), Councillor Miss. Jenni Hurcomb (JH), Councillor Mr. Paul Burridge (PB).

2. Declarations of Interest & Dispensations

2.1. No declarations of interest in agenda items from Councillors.

2.2. No written applications for dispensation

3. Public Question Time

Opportunity for members of the public to raise issues or ask the Parish Council questions.

The applicant (RC) gave an overview of the Company, MF Freeman Ltd, and said that there is a good example of there housing in Weobly should members wish to view similar schemes.

The applicant presented an overview of the changes to the scheme since the outline planning application was approved (P190089/O). A statement from the applicant's drainage consultant was read out that described the new proposed surface water drainage solution following the onsite drainage test failures conducted in October 2020 (Appendix A). The new solution proposes to store the surface water in underground drainage crates which will overflow to the Yazor Brook using a pipe and attenuation value to suppress the flow. Existing surface water from the site flows along fields to the Yazor Brook; the new solution will reduce the amount of maximum flow to less than currently exists and will therefore hold water back from the Yazor Brook for longer and thus improve the current situation. The crate capacity is designed to hold a 1/100 year flood volume of water plus an additional 40%. The applicant provided an updated view of the site from the A480 so that councillors could see how the site will look in situ.

The applicant is aware of the waste consultation and will adapt bin/container storage to suit the new proposals if they come to fruition during the development of the scheme.

All properties will have home EV charging points, Cycle Storage, at least 2 parking spaces plus a garage in most cases, there will be 10 visitor spaces on the site as well as large green open spaces and a formal children's play area.

Through the section 106 scheme, funding will be provided to St Marys CofE Primary School, Weobly High School as well as Transport and Infrastructure improvements and a Sports Contribution for the Roman Park (full details can be found on the application).

The applicant confirmed that a vast majority of the properties have south facing roofs ideal for solar panels, they pride themselves on providing well insulated properties and there may be an option for purchasers to have heat pumps installed as part of the options available when buying a property.

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4. To agree the Parish Council's response to the consultation of Planning Application - P211291/RM

Land at Orchard House Credenhill Hereford HR4 7DA - Reserved matters following Ref P190089/O for residential development comprising 69 no. units, access, landscaping, and associated works and, details reserved by conditions 11 and 12 of that permission.

It was noted that the outflow pipe would be further upstream (near to 2 New Cottages) than the existing surface water flows; concern was raised that Herefordshire Council and the applicant need to be certain that moving the surface water flow to an upstream position does not adversely affect any properties now receiving this new flow.

Consideration should be given to providing a way to store water for local farmers to use in periods of drought; Councillor Matthews referenced the site on Kings Acre where Wyevalle are now using an irrigation pool provided by a recent development. The applicant noted the request but raised concerns about adoption and ongoing maintenance. Discussion took place about the exterior design of the properties and the Parish Council asked if some of the properties visible from the road could incorporate either Black and White cottage features, Stone Building Features and/or Georgian House Features as these types of properties are the core palette of the original small village of Credenhill. It was noted that this had worked well at Bannut Tree Close where the facing property has a stone frontage to match the existing Barns. The applicant agreed that they wanted a scheme that would blend into the existing village and where possible enhance the area.

The clerk confirmed that letters had been issued to all properties in the vicinity of the development and that no correspondence had been received from those residents (as at 30/06/2021).

The Section 106 contributions were discussed, noting that Stretton Sugwas were keen for an extra Bus Pullin to be installed along the A480. It was noted that this may not be feasible given the amount of services in the highway verge between the cycle path and the road as well as the need for some land off the adjacent land owner.; however if it was possible within the budget then this would be good for improving public transport use.

It was noted that there was still concern about road safety along the A480 and the addition of a junction near to the bend where recent traffic surveys had shown that the reduction in the speed limit to 30 mph along this section had not been effective to reduce speed; S106 should look to address this concern.

Consideration for widening of the footpath at 2 New Cottages should be looked at to remove this break in the cycle path.

The Parish Council resolved unanimously to support the application provided that the above comments and suggestions be considered.

5. Public Question Time

Further Opportunity for members of the public to raise issues or ask the Parish Council questions.

None received.

6. Confirmation of the next Ordinary Parish Council Meeting, Time, Date & Place.

7.30 pm, 21st July 2021 if allowed, at the Community Hall; a summons and notice will be provided nearer the time.

The Acting Chair declared the meeting closed at 20:25.

Councillor Miss. Jenni Hurcomb Chair

Signed.....

Date.....



Appendix A

Statement from the Drainage Engineer:

The consultee (Parish Council) is correct that testing was carried out in 2020 which established that the site's underlying soil is not capable of discharging surface water. The soil was found to be clayey with a low infiltration rate (i.e. an excavated pit filled with water would take a long time to disperse into the ground).

The upshot of this is that the greenfield, undeveloped site currently has a large 'greenfield run-off rate', defined as the peak rate of runoff for a particular storm event. It is industry practice to use a storm event with a return period of 1 in 2.3 years (i.e. a storm of this magnitude occurs on average every 2.3 years) – this is known as the Qbar rate, and depends on many factors such as site area and soil type. This site has poorly draining soil and therefore in its undeveloped condition sheds nearly all of its rainfall off-site.

Conversely, a site that overlies freely draining soils will have a lower Qbar rate as more surface water will drain through the soil, and less surface water will shed offsite.

The undeveloped site currently drains to Yazor Brook, albeit via two intervening fields. It should be noted that despite the 500m distance from the Brook, the development site is within the Brook's catchment area and therefore currently contributes to flooding at the Brook. The proposal does not intend to change natural surface water pathways.

The drainage proposal limits the surface water discharge from the development to its Qbar value, 11.1 litres per second. The drainage system has been designed to cater for all storm events up to and including a storm event with a 1 in 100 year period, with a 40% increase in rainfall intensity (and therefore 40% increase in surface water volume). Therefore, for every storm event more severe than the relatively frequent and minor 1:2.3 year storm, the drainage system will actually provide a large betterment to the existing undeveloped condition, and significantly reduce the rate at which surface water is discharged to the Brook. To achieve this restriction, 760 cubic metres of underground surface water storage has been specified to store the excess surface water in the most intense design storm. This surface water would then be gradually released to the Brook at a maximum rate of 11.1l/s following the peak of the storm.

In summary, the drainage proposal provides a betterment to the existing undeveloped site by severely limiting surface water discharge to the natural watercourse. The betterment is most significant during severe storm events where the rest of the natural watercourse catchment would be discharging surface water runoff to the Brook in significant volumes. Given this, there will be no negative upstream or downstream impact to water levels, capacity, or flood risk within Yazor Brook. Capacity of other drainage systems currently draining to Yazor Brook will therefore not be affected, as the proposal puts forward a separate drainage connection to the Brook.

The above strategy is compliant with the principles of Sustainable Drainage in addition to local and national standards. Herefordshire Council, acting as the Lead Local Flood Authority, has an obligation to manage flood risk from all sources from an objective position. The information supplied to and agreed with Herefordshire Council as part of planning must ensure that flood risk is not increased as a result of the proposed development and therefore you can rest assured that the Council would not accept a drainage proposal that adversely affected flood risk at any part of the natural watercourse or man-made drainage system.



Appendix B

Site view from the A480



Appendix C

