

## **Orcop Parish Council**

### **Minutes of the Extra ordinary meeting of Orcop Parish Council**

**Held on Wednesday 21<sup>st</sup> February 2018 at 7.30pm in Orcop Village Hall**

**Present:** Chairman Cllr Ben Thomas, Cllr Bob Davies, Cllr Jane Rigler, Cllr Dave Jones, Cllr Ian Garlick

Parish Clerk Kath Greenow and 8 parishioners

#### **1. Apologies for absence**

Cllr Richard Watkins

#### **2. To receive declarations of interest and consider dispensation requests on agenda items**

None declared

#### **3. Open Session**

##### **3.1 Parishioners views (max 10 minutes)**

Parishioners raised their concerns relating to the application consisting of drainage issues, height of the proposed development, and plot size

#### **4. Planning**

##### **4.1 To consider commenting on planning application:**

##### **180277 The Trees (opposite access Fountain View) Orcop**

**Proposed erection of a pair of lane side dwellings with detached garages and : vehicular access**

It was **RESOLVED:** that the following comments were to be submitted to the Planning officer at Herefordshire Council

The Parish Council request that a further drainage survey is carried out and we concur with Natural England's advice on environmental issues relating to this .

Further advice on mitigation

To avoid impacting the water quality of the designated sites waste and surface water must be

disposed in accordance with the policies SD3 and 4 of the adopted Herefordshire Core Strategy.

Foul sewage

We would advise that package treatment plants should discharge to an appropriate soakaway which

will help to remove some of the phosphate (see NE report below). Package Treatment Plants and

Septic Tanks will discharge phosphate and we are therefore concerned about the risk to the

protected site in receiving this. We therefore propose that the package treatment plant/septic tanks

and soakaway should be sited 50m or more from any hydrological source.

Natural England research

indicates that sufficient distance from watercourses is required to allow soil to remove phosphate

before reaching the receiving waterbody. (Development of a Risk Assessment Tool to Evaluate the

Significance of Septic Tanks Around Freshwater SSSIs) Where this approach is not possible,

secondary treatment to remove phosphate should be proposed. Bespoke discharge methods such

as borehole disposal should only be proposed where hydrogeological reports support such methods

and no other alternative is available. Any disposal infrastructure should comply with the current

Building Regulations 2010.

Surface water

Guidance on sustainable drainage systems, including the design criteria, can be found in the CIRIA

SuDS Manual (2015) C753. The expectation is that the level of provision will

be as described for the highest level of environmental protection outlined within the guidance. For discharge to any waterbody within the River Wye SAC catchment the 'high' waterbody sensitivity should be selected. Most housing developments should include at least 3 treatment trains which are designed to improve water quality. The number of treatment trains will be higher for industrial developments. An appropriate surface water drainage system should be secured by condition or legal agreement. Please note that if your authority is minded to grant planning permission contrary to the advice in this letter, you are required under Section 281 (6) of the Wildlife and Countryside Act 1981 (as amended) to notify Natural England of the permission, the terms on which it is proposed to grant it and how, if at all, your authority has taken account of Natural England's advice. You must also allow a further period of 21 days before the operation can commence.

We would also bring to your attention Copy Well which is located adjacent to the proposed site and is owned by Orcop Parish Council, and we would again draw your attention concerning water quality of the designated sites waste and surface water which must be in accordance with the policies SD3 and 4 of the adopted Herefordshire Core Strategy. Waste water and surface water must not be allowed to flow or be deposited into copy well, which is a natural spring.

The plot size is not big enough for each proposed dwelling, the height of the proposed dwellings are too high and would compromise the character and appearance of the area and would have a detrimental impact up on it.

Signed.....

Date .....

B Thomas Chairman  
Orcop Parish Council