

Report on Hendra Prazey Land for Councils to consideration 31/03/22

Current Situation:

The bank for the leat:

A pipe from the diversion of the leat when Grose Meadows was built is the likely cause of the deterioration of the gabion baskets on the bank on the Hendra Prazey Roadside of the leat. The pipe in question, when water flow is at its highest, is directed towards the baskets. From conversations held with a member of the public who lives in the area this flow breaches the bank at this point. This will need to be repaired and a suggestion was made that some sort of diversion be placed to stop erosion and full flow hitting the bank in the future.

A quotation is being sought for the replacement of the gabion baskets affected and for the replacement of the full length of gabion baskets on the Hendra Prazey site.

The bank opposite the land is also in need of attention, where two pipes discharge into the leat there are clear signs of erosion, concerns with this indicate that any work undertaken has the potential to affect the road on the Grose Meadows side this will have to be taken into consideration for any work undertaken. The risk is if this is left unattended there is the same potential for the road to be affected by slippage evidence of which can already be seen.

Fencing:

A quote has been obtained to replace the fencing damaged by recent high winds, it is not suitable at this present time to replace the fencing as access will be required to undertake work on the leat. Consideration needs to be given to the replacement of this by Cllrs.

Removal of the shed:

Rubbish inside the shed needs to be removed before the shed itself can be dismantled. We are currently awaiting responses for this to proceed. The shed then needs to be dismantled as soon as possible due to unrepairable damage to the roof. Options for this to be investigated as soon as the shed has been emptied.

What do the PC want to do with the land moving forwards:

It has been mooted that the Parish Council wish to sell the land with outline planning permission. Any such sale needs to be agreed and any proceeds from said sale must be used in a way agreed by the Secretary of State. The Secretary of State may consent for the proceeds of sale to be used for another capital purpose, (LGA 2003, S 11) or to be paid into a Capital Fund.

Planning Permission on the land:

Planning permission was applied for on the area of land below the Parish Council owned section in 2001/02. There were concerns at the time raised by the environment agency due to the runoff of the water in this area and the leat. The environment agency objected to the application for 3 dwellings due to flood concerns. This was addressed by the applicant and culverts / additional drainage re-directed water back into the leat. (Part of which is the section that has failed on the driveway).

The Parish Council applied for outline planning on the land in 2018: Looking through the office records this application was withdrawn: Concerns raised at the time were flooding, overlooking of existing properties to be of a harmful level, and additional surface water issues to be addressed. The recommendation from the planning officer at the time was refusal, however the Parish Council withdrew the application prior to a decision being made.

On top of this I have discovered that when the 3 dwellings were constructed there was an agreement that the well would be built up and a metal grid installed, as well as several other areas that should have been tarmacked. These works have never been completed.