

FRADLEY NEIGHBOURHOOD PLAN STEERING COMMITTEE

DRAFT MINUTES OF MEETING HELD ON 30TH APRIL 2014 AT ST STEPHENS CHURCH, FRADLEY

Present: Bob Carruthers (Acting Chairman), Julia Waring, Elaine Lloyd (new member), Linda Wild, Sandy Carruthers, Cllr. Simon Roberts

1 **Apologies:** Paul Causer

2 **Minutes of the Last Meeting**

These were agreed as a true copy.

3 **Matters Arising**

Parish Council AGM - Bob will speak at the public open Parish Council Meeting on Tuesday 6th May and appraise the Parish Council of the Steering Group's activities to date with regard to the Hay End Lane development.

Action: Bob Carruthers

4 **Chairman's review of meeting with Developers**

Members of the Steering Committee attended a meeting at Lichfield District Council offices on 25th April 2014 consisting of Cllr Mike Wilcox (LDC) and Ros Robb (case officer LDC) and representatives from Barratt Homes and David Wilson Homes (joint developers) and architects. Those members of the Committee who had not attended this meeting were given an overview of the meeting. Briefly:-

Draft plans were displayed of the entire site showing housing mix, roads, paths etc. Entrance to the site will be off the island at Hay End Lane and frontages will consist of low density larger detached dwellings. A north/south wide road will connect the front of the site to the back. Core family higher density units will be built in the middle of the site and lower density towards the back with green areas interlinked, including football pitches and changing rooms. Limited improvements will be made to Hay End Lane to facilitate access on/off the development.

It is proposed to commence building towards the end of this year and the project could take 5 – years depending on market forces etc.

The committee was informed that the proposals to build a 180 seater pub/restaurant had gained planning approval although there was no interest at the moment to purchase. The pub/restaurant will not be built until positive interest is shown.

To avoid traffic congestion the developers will construct the 'pub' car park before any building takes place on the site. Issues were raised regarding landscaping to restrict the site looking uncared for and derelict.

Because the churchyard is restricted in size a land swap is proposed with Staffordshire County Council for part of the current school playing field to be transferred to the church. The school will be allocated further land to extend the remainder of the existing playing field; this will be completed before the land swap goes ahead for the churchyard. This means that the multi use games area will be demolished. Issues were raised by the committee regarding reinstatement elsewhere.

The Steering Committee raised grave concerns regarding the construction traffic for such a long project. It was agreed that this was priority particularly that this involved heavy traffic going past the school. The developers requested that a list of such concerns were sent to them via Ros Rob at LDC for their consideration (see accompanying questions).

6 **Environmental Concerns for Developers (including flooding)**

A list of questions were drawn up regarding environment and Bob Carruthers agreed to contact Stafford County Council Highways Department to enquire whether there was a traffic weight limit in the village.

Action: Bob Carruthers

A meeting will take place tomorrow (1st May) between Graham Ward (previous tenant of land) and the developers to discuss the question of flooding on the fields.

It was agreed that the Committee would request a hydrology report from Lichfield District Council.

7 **Any Other Business**

A poster has been devised to put up on notice boards, post office and co-op giving information to the public of ways in which to contact the steering committee and how to access information.

Action: Sandy Carruthers

A volunteer was requested to man a stand for the Neighbourhood Plan at the mini village fete following the sponsored walk on 10th May.

It was noted that the last Minutes of the Steering Committee posted on the Parish Council website was last February. The clerk of the Parish Council would receive a reminder.

Action: Simon Roberts

The meeting closed with further agenda items to discuss – these will be carried over to next meeting.

8 **Date of next meeting -- Wednesday 21st May 2014 0- 7.30 p.m., church meeting room.**