

FRADLEY NEIGHBOURHOOD PLAN STEERING COMMITTEE

MINUTES OF MEETING HELD ON 16th JULY 2014 AT ST STEPHEN'S CHURCH, FRADLEY

PRESENT: Bob Carruthers, Sandy Carruthers, Jo Spence, Mark Edwards, Linda Wild, Jane Piper, Simon Roberts, Darrel Baumber, Mark Lewis, Bea Brown, Beverley Hobbs, Terry Hobbs & Julia Usher

1. APOLOGIES: Elaine Lloyd

2. MINUTES OF LAST MEETING (18th May 2014)

Minutes were accepted as a true record.

3. MATTERS ARISING

- Welcome to Mark Lewis – new member and Bea Brown – informal member
- Thanks to Linda for preparing and distributing flyers for the Hay End Lane Exhibition.
- Current members list has been circulated with email addresses. Group emails are to be sent to private email addresses as well as to the outlook account. This has improved communications this month.
- Councillor Mike Wilcox who had been invited to attend this meeting is on holiday. He has committed to support the committee and hopes to come to another meeting.
- Michael Fabricant is to be invited to a future meeting.

Action: Bob Carruthers

4. FEEDBACK ON 28TH JUNE EXHIBITION AND QUESTIONNAIRES (Bob Carruthers)

There was a good turnout for the exhibition and many questionnaires were completed

Pub

95% of respondents were against the pub in the old village, with only 5% in favour, although preferring a smaller pub in the village. Most favoured a pub in Fradley South.

It was commented that a pub had always been planned in Fradley South but had not been constructed due to the recession.

Traffic

90% thought there would be further traffic problems along the proposed route to site, Fradley Lane onto Church Lane.

With many concerned about problems on the A38.

Discussions covered the following points:

- Significant variances between expected development traffic - Developers indicated 1 truck per day others indicated that we should expect 4-5 trucks a day.

- A suggestion was made that the promise of only 1 truck per day should be included in the reserve matters. It was noted that this condition would be hard to police in practise.
- The only permissible route would be along Church lane. The weight limit for Church lane is 7.5 tonnes except for access and therefore the limit would not be applicable for this development.
- Barrett Homes had said that light vans may be directed via Hilliards Cross along Gorse lane to Hay End lane, with the risk that this may result in further traffic along Turnbull lane.
- Existing problems around the school would result in time restrictions on Lorries to between 9.30 and 3.00 and double yellow lines along church lane.
- The proposal to straighten out Common lane is unlikely to be viable as the land is owned by Evans Developers.
- A temporary Bridge over Gorse lane.
- The Highway Agency is responsible for the A38 and SCC is responsible for Fradley Lane/Church lane.
- The contents of the Phil Jones Associates : Transport Assessment Addendum Sept 2013 was discussed in particular how the concerns raised by the Highway Agency and SCC had been resolved.
- Objections should be raised via SCC who will fund a further traffic assessment if necessary. This should come from the PC as the steering committee is a subcommittee of the PC. No PC meeting is held in August although this may not be necessary; the Clerk would be able to call an additional meeting if necessary.
- No previous request for a further traffic assessment has been made by the PC to our knowledge, because they had originally been in favour of the development. This is no longer the case.
- Detailed planning permission has not yet been finalised – confirmed by email on 8th of July as reserve matters still outstanding.
- Likely commencement now thought to be spring 2015.

Action: to request that the Parish Clerk draft letters to the Highway Agency and SCC and LDC with respect to the issues raised in Phil Jones Associates : Transport Assessment Addendum Sept 2013.

Sandy Carruthers

5. FEEDBACK ON MEETING WITH TRAFFIC CONSULTANT (Bob Carruthers.)

Bob met with a traffic consultant Sam Grundy and discussed the community's concerns and showed him the roads affected.

He proposed a preliminary assessment which critically analyses the existing reports to identify the prospect for road improvements/alterations. If improvements were required this may delay the development.

A vote was passed in favour of requesting SG to prepare an initial report; the cost of £200 will then be passed to the parish council for payment.

Action: Bob Carruthers to request initial report to be prepared.

6. FEEDBACK ON MEETING WITH ST STEPHEN'S SCHOOL/CHURCH/LDC

RE: LAND SWAP (JULIA USHER)

The church is running out of churchyard space and was hoping to extend into some of the existing school playing fields, this would then be offset by the bigger playing fields set aside by the developers and the MUGA via a land swap. The increased school size would require additional buildings, playing fields and playgrounds which would result in the MUGA being destroyed.

It was agreed at the meeting that a land swap could take place so long as the MUGA would not be lost to the community. An alternative site being considered is the proposed pub location.

However the MUGA is PC Property paid for with previous section 106 funds for the community. A small allowance was originally set aside for the purposes of maintenance by the PC and should be still in place.

There is no funding to replace the MUGA which would cost approx £500k to build and therefore the school taking over the MUGA would not be acceptable.

Actions:

To find out Parish Council's official view on the land swap - Sandy Carruthers
Obtain feedback on above meeting as Julia was not able to attend - Jo Spence

7. ENVIRONMENT – FRADLEY SEWAGE SYSTEM (Bea Brown)

Background: major problems in 2012/13 and June/July 2014 in Dumore Hay Lane with overflowing sewage, caused by insufficient sewage infrastructure laid in the 70s for the then much smaller Fradley village.

Severn Trent water is preparing a feasibility study into closing the Alrewas sewage plant and pumping everything to Lichfield. The earliest any work is likely to commence is summer 2015.

The environment agency has set out conditions with respect to water quality, which state that no new development should be commenced until the scheme for improvement has been submitted and not occupied until the work has been completed. Contact is Becky Clarke.

LDC is the lead authority, only outline planning has been granted and LDC should issue a stop notice until all the sewage issues are resolved. Severn Trent, not SCC, is responsible for sewage.

Unless there is an agreement between STW and the developers for infrastructure improvements there would need to be a septic tank to hold the developments waste.

Concerns were raised as where the money would come from to fund the sewage improvements and whether any s.106 money would be at risk.

Action: to request information with respect to the resolution to the sewage issues from LDC with copies sent to STW, Environment Agency and Michael Fabricant. In addition to email STW to establish funding for improvements. Sandy Carruthers to Request Viv Evans to draft

8. ANY OTHER BUSINESS

Mark Lewis who is new to the committee had prepared some research on the proposed development

Hedgerows

- The Hedgerow along Hay End lane is an historic and biological alert site. The developers wish to plough some of it to put in the access road.
- This designation recommends that ponds and hedgerows should not be touched and that a protected gap between hedgerows and development should be 800ms.
- Hedgerow regulation act covers historic hedgerows which form the boundary for Fradley Old Hall. The hedge row they wish to alter should not be moved

The Ecological appraisal and 2009 ecological study suggest that it may be a habitat for great crested newts. Committee members thought not as there was wildfowl on the pond although it's worth investigating.

The development area is not in a flood zone but is adjacent to one. The protections planned against flooding onsite may cause additional offsite flooding – including along the highway and the canal.

Action: Mark Lewis to head the environmental group to pursue these issues and to contact Becky Clarke at the environment agency.

fradleydevelopmentopposition.co.uk – website has been set up with the research that Mark has prepared. The committee has approved that this should go live.

Any requests for information should be made as a freedom of information request where there is a legal requirement to provide a response within 20 days unless the cost of doing so would be more than £450.

Action: It was agreed to invite Harry Warburton Chair PC and Mike Wilcox LDC to the next meeting. – Sandy Carruthers

9. DATE OF NEXT MEETING

20th of August at 7pm

An interim meeting may convened depending on the outcome of the actions.