

## FRADLEY NEIGHBOURHOOD PLAN STEERING COMMITTEE

### MINUTES OF MEETING HELD ON 20 AUGUST 2014 AT FRADLEY VILLAGE HALL, FRADLEY

**PRESENT:** Committee Members: Bob Carruthers, Sandy Carruthers, Mark Edwards, Linda Wild, Jane Piper, Darrel Baumber, Mark Lewis, Beverley Hobbs, Terry Hobbs, Julia Usher  
Guests: Harry Warburton, Mike Wilcox, Ian Pritchard & Greg Jones.

**APOLOGIES:** Simon Roberts, Elaine Lloyd, Jo Spence

#### 1. MINUTES OF LAST MEETING (16<sup>th</sup> July 2014)

Minutes were accepted as a true record and will be sent to Viv Evans, PC Clerk, to be published on the PC website.

**Action: Jane Piper**

#### 2. MATTERS ARISING

- Welcome and thanks to Harry Warburton Parish Councillor, Mike Wilcox District Councillor and Ian Pritchard District Councillor- Cabinet Member for Economic Growth for showing their support to the Steering committee by attending the meeting.
- Michael Fabricant has responded to the Chairman's invitation to join a meeting however a date has not yet been agreed. All correspondence has been copied to MF and acknowledgements have been received although he has stated that he cannot be involved in local planning matters he has sent letters on our behalf re the sewage.
- Responses to enquiries from Mrs Robb have been stock replies and uncommunicative and do not address any of the questions asked. Councillors Pritchard & Wilcox have been given the list of questions asked and will ensure that more thorough answers are obtained.

#### 3. DISCUSSIONS WITH COUNCILLORS RE:

##### (a) Traffic

- LDC share the concerns of the committee with respect to the A38 junctions however do not have any control over the highways authority. The Highway Agency (HA) is responsible for reviewing increased traffic volumes, as a consequence of new developments, and giving their recommendation to the planning committee. The planning committee are obliged to accept their recommendations as otherwise they would lose any appeal, have to bear the appeal costs and lose the opportunity to influence traffic conditions. In the case of Hay End Lane no objection was made by the HA.
- The committee have written to the Highway Agency to understand how original concerns expressed by the HA had been addressed as the traffic report prepared by Sam Grundy could not see evidence for this change of opinion.

- There is a Kings Bromley campaign group assisted by Martin Tiddley, whose aim is to improve the junctions on the A38 as they believe that the shortcomings on the A38 cause greater traffic in Kings Bromley. The Committee were pleased to hear that there were other groups working towards improvements to these junctions.
- Construction traffic through Church Lane will cause problems for the village and Turnbull Lane. The proposed solution was to straighten out Common Lane on a temporary basis. Although there was disagreement as to whether this would be a preferred course of action the group wanted DC to explore this option further. Harry Warburton said that there had been discussions about this proposal at the DC previously and there would be some minutes that could be consulted. Areas to be addressed would be: permission of the land owner (Evans); consultation with the six houses opposite and village; and permissions for rerouting the footpath.
- Mike Wilcox shared with the committee the DC suggestions to the developers prior to them submitting their plan with respect to construction traffic.
  - Light contractor vans to be routed via Hilliards Cross and Gorse Lane to reduce traffic through the village to Lorries only.
  - Permanent improvements to Hay End Lane to create tarmaced passing places
  - Traffic lights on the canal bridge on Gorse Lane.
  - Construction traffic outside of school drop off and pick up times.
  - The triangle and finger post on Church Lane /Fradley Lane to be removed on a temporary basis and then be replaced.
  - Weekly meetings with PC and developers traffic manager, To discuss non compliance with traffic conditions.
  - The developers have said that lorries would be limited to an average of one per day.
- The committee were unconvinced by the developers estimated vehicle volume and made further suggestions:
  - CCTV to monitor the traffic route / entrance to the site with a policy and sign stating it is for the purpose for safety and security and will be kept for an appropriate period was proposed to provide evidence of non compliance (proposed and advice volunteered by Darrell Baumber)
  - Penalties for non compliance – this is not usual as it is in the developers interests to avoid protests.
  - A member of the committee would attend the meeting with developers to discuss the traffic conditions and also attend the weekly meetings during construction
  - Additional foot paths along Hay End Lane as this was the route to Fradley Junction and the nursery – Mike Wilcox said that this was unlikely as with increased traffic pedestrian volumes would be discouraged; cycle ways were planned along the canal.

- Ian Pritchard said there is no proposal to put double yellow lines in place along church lane and it would take 4 years to get permission so there should be no concerns with respect to this.
- (b) Sewerage – Mike Wilcox said, we understand that a new sewerage facility is being put in place but he did not know where. Julia Usher raised our concern that a new pump on the existing pipe would cause the same problems. Mike Wilcox will feed back the developers proposals and confirmed that the developers would be funding the improvements and that the phasing of the improvements would be in line with the occupation of the site as required by the Environment Agency.
- (c) Restaurant – The proposed 180 seat restaurant in the village does not have the villages support. Julia Usher recalls that the Atlas survey that showed support for a pub was based on an implied small village pub rather than a large restaurant. The committee envisaged similar traffic problems to that now being experienced by the 120 seat restaurant outside of Waitrose – with a 60 place car park. Mike Wilcox states that it will be marketed for 6 months by the developers and then they would likely submit a revised application if no demand. Demand is not anticipated due to non take up of the permission on Fradley South. The committee would prefer that the plot was not designated as a pub/restaurant at all.
- (d) The school would prefer to have the land currently occupied by the MUGA to achieve a preferred configuration for the footprint of their extension, and so is asking the PC for a land swap. The education authority has not submitted an application yet. The developer has said that if there is a land swap they will be pay for the resiting of the MUGA at their cost. The preference would be that if the MUGA was resited it would be on the pub site. If a land swap took place it would also allow the church to take back some land from the school to increase its grave yard. Although not currently at capacity this will be the only opportunity for it to gain more land. Without a sufficiently big graveyard the church would eventually risk closure.
- (e) Environment – LDC has a series of policies that that have to be adhered to with respect to the environment and questions submitted to the planning officer with respect to these issues have not had a satisfactory response. Areas that we would like clarification on are:
- The change in position of the pond from the back right to the left of the site may now mean that surface water will now drain into the water course and could result in flooding on hay end lane. Mike Wilcox says that these plans may have been amended again and will confirm the current position.
  - The hedgerow is designated as having special historical significance however the access point requires parts to be pulled up. The councillors will ensure that the developers are aware of

the special nature of these hedgerows prior to detailed plans being submitted.

- Protection of views from Old Hall and Lodge Croft
- Space for trees to grow and space for houses to receive light.
- No work on the site should take place in bat breeding season.

#### **4. ANY OTHER BUSINESS**

Enquiries were made with respect to the activity taking place on the Evans Land by the Sterling Centre. Mike Wilcox confirmed that no detailed planning permission had yet been received by LDC and the activity was most likely purely to level the land.

Status of the LDC local plan - an appeal has been refused so this plan is now on track to be approved, after which no additional housing applications (other than those already in the local plan) will be approved, until 2026.

Twin rivers development - is not in the plan however the developers are still pushing for this until the plan is adopted.

#### **5. DATE OF NEXT MEETING**

24<sup>th</sup> of September 2014 at 7pm subject to availability of Fradley Village Hall or Church Meeting Rooms.