

Notes of the meeting by Zoom on 5.5.20 re Greenlight Developments proposals.

Present on Zoom Cllrs Roberts, Peck, Warburton, Bown, Whitehead, Cope and WH.

ISSUES

1. Cllrs anticipate that there will be considerable opposition to the proposed development from the residents of Ward Close and Horner Avenue and surrounding properties. The traffic for the new development is to flow through those roads which are already congested with residents parking. The proposal would be to prohibit parking on those roads by way of double yellow lines.
2. The residents of Fradley generally do not want further development in Fradley.
3. The site is currently zoned for industrial use and as such the planning argument for a change to residential is fairly strong.
4. Highways seem to be content with traffic entering Worthington Road via Horner Avenue and Ward Close.
5. The issue appears to be the route for construction traffic. Greenlight want to put a haul road through the land owned by the Parish Council.
6. The PC must make representations on any planning application filed on strict planning issues and must not be coloured by any negotiations in respect of the land.
7. If the planning is granted, by making the land available it will make things better for the residents if the construction traffic is kept away from the existing road network via Worthington Road, Horner Av and Ward Close.
8. The PC would much prefer that the proposed haul road were made into the main access for the development and take traffic away from the existing network. There seems to be a reluctance on the part of the developers to do this which is probably motivated by cost. Can this be influenced by the PC? It will depend on
9. Secondary to the planning decision the PC has an offer for land swap and potentially funding for the new Hub. However, it would be a requirement for the new development to make a contribution for community facilities and so this offer may only be part of a planning requirement in any event.
10. The land that would be swapped would not be available until after the development had been completed which could be up to 5 years from now.

ACTIONS

1. Clerk to make enquiry of LDC to see if a formal pre-app has taken place and ask whether the outcome of that can be shared with the PC.
2. Clerk to try and establish Highways views on the haul road being a permanent road.
3. Clerk to obtain quotes for an agent to consider the PC site and give an opinion as to its value and the proposed land swap site and potentially negotiate on behalf of the PC. Check to see if Greenlight would fund the PC taking some advice.
4. Review after May 11 2020 when the Greenlight proposal goes public. Consider a way to obtain the residents views. Potentially a mail shot as a meeting is not possible at present. Publish the proposals on PC FB and website to try and get feedback.
5. Fix another zoom meeting after 11.5.2020 to discuss again.
6. Chase up the brochure Greenlight promised to send through.
7. Clerk to contact Greenlight to communicate the PC's desire that the haul road should be turned into the main access to the site. It is felt that the current access points on Ward Close and Horner Avenue are not viable