



Fradley Parish Council

Chair
Parish Clerk / RO

Glen Bown
Claire Crompton



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MEETING BARRATT HOMES

25th January 2024 11.00am

Barratt's Show Home

Hay End Lane

Fradley

Attendee's:

Cllr Glen Bown (Chair)

Cllr Mike Ashcroft

Claire Crompton (Clerk)

Will Baggott (Barratt's)

NOTES

24a/01 – School additional car park surfacing. It was discussed that there was, in the past, an agreement between Fradley PC and Barratt's for additional car parking for the school at Hay End Lane, previously where the Barratt's Marketing Suite was situated. It was agreed previously that this car park would be extended and clearly marked. The land is now owned by the William's family and, due to the time lapse, there would be a need to reapply for the relevant license to see this project to completion. There is also the issue of ownership of the land and who this will be transferred to, once complete.

Items discussed:

- One way signage, clear entrance & exit signage.
- Surface of the car park, Barratt's propose Tarmac.
- Issues raised if Tarmac is used: Drainage.
- Alternative surface: Grass matting, more ecological but less visually pleasing with a shorter life span.
- Alternative surface: Concrete matting, less visually appealing than Tarmac and would still require adequate drainage.
- Solar bollard lighting with the possibility of additional units on the existing car park, Barratt's to give the specifications, Council would need to agree and provide locations.
- Timescale, dependant on agreements with Fradley Parish Council & SCC. Also dependant if ownership is transferred to PC or remains with William's. Estimated time for an agreement in principal, one month from now.

24a/02 – School additional car park entrance and exits. This was covered within 24a/01



24a/03– Cycle access from new estate onto Parish Council land and how this would be landscaped. Items discussed:

- Establish whether permission was given to remove the fence for the cycle path access.
- Should the path built by Barratt's continue fully to the path on Council land?
- If so, who would fund this and what will it look like?
- Barratt's to investigate and review the history of the issues and report back.
- Currently, the access from the cycle path to the path on Council land is showing signs of degradation and safety issues.

24a/04 – Council Car park markings. Item discussed:

- Markings will be clearly visible on both sides of the car park, a disabled bay will also be added.

24a/05 –Drainage issues raised by Barrett's with previous Clerk, possibly to do with joining onto FYCC and Village drains: Items discussed:

- Barratt's to look at alternatives for the surface of the car park to help avoid further drainage issues and to carry out investigations to the existing drainage.
- Barratt's informed us that there is a possibility that there may be an upgrade to the pumping station situated at The Moor.
- Barratt's discussed the possibility of investigating the drainage issues experienced by the FYCC and the Village Hall, the Clerk is to request permission from the Village Hall.

24a/06 – Help removing bund that runs along front of railing in play area. Item discussed:

- The possibility of help removing the top of the bund that runs adjacent to the metal fence by the FYCC was discussed, as machinery was already to be on site.

24a/07 – Use of estate lamp posts for floral display. Item discussed:

- The Parish Council aims to enhance community cohesion by introducing floral displays in all areas of the village, including the Barratt Homes development.
- How this would be negotiated and when, will depend on the adoption of the roads and lampposts by SCC due in 2025.
- This will be subject to the "Year Maintenance Programmes from SCC.
- Barratt's would agree to this in principal.
- The locations of these would need to be negotiated.
- The Clerk is to send the specifications of the planters over to Barratt Homes.

24a/08 – Standardisations of Benches. Items discussed:

- The Parish Council are looking to renew the benches in the village, they are looking to standardise their benches with those similar to ones on the Bellway development as part of their community cohesion initiative.
- Barratt's are planning to add their benches by March 2024.
- The Clerk is to send the specification of the benches used on the Bellway development.
- Barratt Homes will look at installing similar to help with the Council's community cohesion.

24a/09 – Road Sweeping. Items discussed:

- The Parish Council explained their plan to control the growth of weeds on the roads of Fradley by removing them and weed spraying.2
- This would be more effective if the roads were swept and kept free of debris.



- Barratt's to make enquiries into helping with this by possibly utilising their road sweeper in Fradley South.

24a/10 – Any Other Business. Items discussed:

- Road adoption.
- Speed limits of 20mph.
- Barratt's informed us that the entire development is 20mph.
- Therefore there is little need to include build outs on the roads within the estate.
- There is a possibility Barratt's may introduce speed bumps but this would be in consultation with SCC.
- The Parish Council shared the possibility they may be investing in Speed Activated Signs at several locations within the village.
- Island at the entrance to Fradley Manor.
- This is currently in the process of being handed over to Highways.
- Barratt's currently maintain it. They are to look into enhancing its visual appeal.
- The Parish Council may look into adopting it.
- The football pitches and pavilion are ready to be handed over to the management company towards the end of this year.
- Arrange a meeting to discuss 2nd phase of the Hay End Lane development.

Date of next meeting was arranged for 29.02.24, 14.00pm at the Barratt show home.

