

Minutes of Extraordinary Meeting



Fradley Parish Council

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To All Members of the Parish Council

You are hereby summoned to attend a Fradley Parish Council Meeting to be held at [Fradley Village Hall on Wednesday 8th May 2024, commencing at 7.00pm](#), the following business will be transacted. Any Councillor unable to attend should forward their apologies to the Parish Clerk.

Claire Crompton

Claire Crompton, Clerk/RFO to Fradley Parish Council

In Attendance were:

Cllrs Beswick, Bown, Deathridge, Dhillon, Gilmour, Leytham and Richards. Also Clerk/RFO Claire Crompton, District Cllrs Mike & Sonia Wilcox and 2 members of the public.

AGENDA

24/23 – Apologies for Absence. Local Govt Act 1972 s85 (1) – (1 min)

Absences were noted from Cllrs Ashcroft and Ham.

24/24 – Declarations of Members' Interests. – (1 min)

Members Interests were declared from Cllr Dhillon who lives on Horner Avenue and District Cllr Sonia Wilcox who sits on Lichfield Planning Committee.

24/25 –Adjournment for Public Speaking. Public Bodies (admission to meetings) Act 1960 s1 extended by the LG Act 1972 s100 – (20 mins)

A report was given by Cllr Mike Wilcox:

Cllr Wilcox gave some background of planning application ref 22/00106/FULM ahead of the discussion. The original planning application was refused by LDC with the support of Staffordshire Highways. An appeal was launched by the developers which again resulted in the application being refused . A second very similar application has now been submitted and Cllr Wilcox has 'Called it in". A site visit has been arranged to give planning officers an opportunity to view 1st hand the propose site and appreciate in person, the issues the surrounding residents will face. Therefore the item is likely to be deferred until at least 3rd June, where there will be an opportunity for a Ward Cllr to speak for no more than 10 minutes and a member of the public for no more than 5 minutes. Cllr Mike Wilcox informed the meeting that he would be speaking against the proposal.

Also in attendance were 2 members of the public.

A resident proposed that Cllr Bown be the nominated person to speak on behalf of Fradley Residents at the upcoming hearing. The residents went on to explain their position on the proposed planning application. Their main objections are the proposed application goes against LDC's own planning policy and the main route proposed for both construction traffic and access for the new residents of the proposed development will be Common Lane, Worthington Road then into Horner Avenue. These roads are not designed to cope with such traffic, especially Horner Avenue as parts of the road are classified as minor access way with either no pavements or smaller restricted pavements. There is only capacity for it to serve 19 more houses according to Staffordshire Highways design guidance. Current residents support the findings of the private Highways reports. Construction traffic should not go down these roads.

24/26 – Variation to the Order of Business. – (1 min)

There were no variations of business.

24/27 – To consider a resolution under the Public Bodies (Admission to Meetings Act 1960) to exclude members of the Public. – (1 mins)

Cllr Bown PROPOSED an amendment to this item to exclude members of the public only after the Chair had given his presentation.

This was SECONDED by Cllr Gilmour and AGREED: 6 Councillors, 1 Abstained.

RESOLVED: The Parish Council AGREED to exclude members of the public to discuss agenda item 24/27 after the presentation had been shown. Proposed: Cllr Bown, Seconded: Cllr Deathridge, AGREED: 6 Councillors, 1 Abstained.

The Chair's presentation covered a range of facts and issues connected with the proposed Horner Avenue development:

- 109 houses to be built
- A previous application for a similar development but with more houses was rejected by LDC and then defeated at an appeal
- The proposal will turn a current cul-de-sac into the access route for the new development bringing an additional 200+ car journeys per day.
- During the three year build, large construction vehicles will be routed down Horner Avenue – the size and number is a matter of dispute.
- Horner Avenue is quite narrow, it is not designed for the proposed volume of traffic - some argue it is too narrow.
- The route for the construction traffic will take it from Common Lane through Worthington Road to Horner Avenue. Some may come through the village and Turnbull Road.
- There will be more traffic on Fradley roads during construction and ever after.
- Traffic will also increase on nearby Rogerson Road and Ward Close so prospective home owners can reach the proposed Marketing Suite.
- Parking on Horner Avenue and Shaw Drive will be prohibited during the build.
- Residents of Horner Avenue are very stressed and some are planning to leave if the application is successful.
- Bordered by the A38 on one side and Industrial Units on two others.
- Noise reduction measures will be necessary and some of the affordable homes will have non-opening windows due to A38 road noise.
- One side of the site will be bordered by a 3 metre high earth bund/mound topped with a 2 metre acoustic fence. Another side will have just an acoustic fence. Another is enclosed by an existing set of banks. The fourth side is open to the A38.
- UPN's acoustic experts dispute the developer's noise assessment.
- Drainage is provided by ponds and swales.

What's good about the application?

- There is a good balance of different sorts of housing
- The design of the dwellings seems well thought out - Bovis
- Funds provided by the developer for education will be targeted at Lichfield District Schools

Latest Changes

- Parking restrictions
- Scheme for improvement at Wood End Lane
- Introduction of banksmen down Horner Avenue and Worthington Road
- Temporary residents' car park
- New road markings and brick table
- Construction arrangements at staging post at Shaw Drive firmed up – this will bring further traffic concerns and disruption for Shaw Drive residents, pedestrians and other road users.
- Staffordshire Highways have now firmly stated that they have no objection to the development and all of their previous concerns have been resolved by the Planning Inspector and through ongoing negotiation with the developers.
- Lichfield District Planners have rejected all of our other concerns – they now fully support the development.
- We could fight on and try to pick holes. There are things to say and points to make.
- It will be a hard sell if we decide to send a representative to speak.

Decisions required this evening

- Should we send a representative to speak at the planning committee?
- Will we involve residents in our decision making? How?
- How will we communicate with residents generally about the issues?
- Any other decisions?
- Who will take responsibility for any actions which stem from these decisions.

RESOLVED: Members of the public were excluded at this point as per amended item 24/27 to enable the following item to be discussed confidentially.

- a. Discuss the planning reports from LDC and Staffordshire Highways in regard to the proposed Horner Avenue Development (planning ref 22/00106/FULM) and consider what actions should be taken by Fradley Parish Council in response. (60 mins)

Decisions required this evening

- Should we send a representative to speak at the planning committee? **Councillors agreed that Cllr Bown should be their representative.**
- Will we involve residents in our decision making? How? **Councillors agreed to promote positive messages to residents.**
- How will we communicate with residents generally about the issues? **Councillors agreed that discussions with members of the Fradley Residents Action Group should take place. Cllr Bown and the Clerk to put posts on Facebook, followed by flyers if necessary.**
- Any other decisions? **Cllr Bown to write a 5 minutes speech ahead of the planning meeting in conjunction with Cllr Mike Wilcox and Cllr Leytham.**

RESOLVED: All of the above were AGREED. Proposed: Cllr Gilmour, Seconded: Cllr Beswick. AGREED: 6 Councillors, 1 Abstained.

Meeting closed at 21.11.