



Fradley Parish Council

Chair
Parish Clerk / RO

Glen Bown
Claire Crompton



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MEETING BELLWAY HOMES

9th May 2024 12.00pm

Fradley Village Hall,
Fradley,
WS13 8NL.

Attendee's:

Cllr Mike Ashcroft
Cllr Phil Beswick
Cllr Glen Bown (Chair)
Claire Crompton (Clerk)
Chris O'Hanlon (Bellway)

NOTES

24b/01 – Fences requiring attention.

Items discussed:

- Bellway Homes will upgrade the fence surrounding the pond, including Fletcher Drive.
- Bellway Homes are looking to open up the Public Right of Way No 43.
- Bellway Homes to further investigate pedestrian access from Love Lane to Halifax Avenue and the Stirling Centre.

24b/02 – Use of the pond, safety and fishing.

Items discussed:

- At this time, Bellway Homes do not wish to allow fishing on the pond. However, if the PC provide a maintenance regime, health & safety regulation and responsibility plan, Bellway Homes would consider allowing a Fishing Club to oversee the maintenance of the pond.
- Maintenance of the surrounding hedges, bushes and vegetation, Bellway Homes have written to residents asking them to refrain from cutting this themselves.
- Fradley PC thanked Bellway Homes for repairing the fence around the pond, however, there is still a section missing on Allen Way by the no entry sign. It was agreed that a gate of some kind would be installed which could be secured with a padlock.
- Residents are taking it upon themselves to cut down and remove the bushes and trees to improve their view. There was a suggestion of a gate at this particular point to allow entry for tradesmen.
- Bellway would consider how signage could be rationalised around the pond, possibly more uniformed.
- The Parish Council has noted frequent sightings of cannabis users concealing themselves in the bushes. The Council suggested ways to inhibit this. Bellway Homes to consider.



24b/03 – Management of wildlife and biodiversity.

Items discussed:

- Bellway Homes have a Biodiversity policy within its planning application which they are adhering to. These plans are to be sent to the Clerk.
- The PC noted that the current information boards are showing some wear and tear.

24b/04 – Floral, finger posts and notice boards.

Items discussed:

- Bellway Homes were very accommodating with the request to erect finger posts, a notice board and site floral displays within their estate and informed the Council they should use the site manager as the main point of contact.
- The Council request permission to place floral displays at the corner of Tye Road and Common Lane. Bellway Homes agreed to this.

24b/05 – Speed limits on the Sheasby Estate. Generally and at the school.

Items discussed:

- It was noted there are traffic sensor strips which appear to be traffic monitoring equipment on Murphy Street and Allan Way. The Parish Council requested access to information gained from these to actively support its campaign to lower speed limits.
- As part of Fradley Parish Councils upcoming project, Bellway Homes agree in principal to a speed indicator sign being sited on their land in order to help evaluate the speed of motorists in the village, dependant on location.

24b/06 – The brick pillars on Turnbull Road.

Items discussed:

- Upon investigation, Bellway Homes have found the original plans for the entrance of Allen Way and Turnbull Road. These state there should be 2 additional pillars and curved walls either side of the road. More investigation is needed to ascertain why these have not been built.
- The possibility of wooden bollards being used on the corners of this junction to stop vehicles cutting the corners and degrading the grassed areas was discussed.
- Fradley Parish Council would like to place to floral displays at this location.

24b/07 – Information for our website.

Items discussed:

- Bellway Homes are to send regular updates regarding completion of phases, number of dwellings sold and general information regarding the development to the Council to enable them to keep residents informed.

24b/08 – Help us understand how the rest of the development will be phased.

Items discussed:

- The nature walk by the canal, leading to Gorse Lane, is not open yet, Bellway to find out timescales. This would be beneficial in view of the degraded surface of the canal towpath.
- Bellway Homes have informed us that sales have increased recently.
- The bus service subsidised by the Bellway development has now commenced.
- After reading through the S106 agreement, the Parish Council are not due to adopt the public open spaces when the development is finished.

24b/09 – What are your plans for the new link road? Will it be open or closed?

- The Link road between Gorse Lane and Halifax Avenue will be open and adopted once complete.

Date of next meeting is to be confirmed for later in the year.