



# Fradley Parish Council

Chair

Glen Bown

Parish Clerk / RO

Claire Crompton



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## MEETING BARRATT HOMES

25<sup>th</sup> July 2024 12.00pm

Barratt's Show Home

Hay End Lane

Fradley

### Attendee's:

Cllr Glen Bown (Chair)

Cllr David Leytham (Vice Chair)

Cllr Mike Ashcroft

Claire Crompton (Clerk)

Will Baggott (Barratt's)

### Notes

Matters arising from the last meeting.

**24a/25** – Cycle access from new estate onto Parish Council land and how this would be landscaped. We're looking to site new equipment within the play area.

There is still no approval from Barratt Homes regarding the cycle path access. In light of this, we need to address the associated safety concerns. It has been proposed that, in the interim, the access point should be sealed off with a fence, as was done previously. Barratt Homes are currently investigating the matter and need to review the original planning application before making any future commitments.

**24a/26** – Confirmation from the landowner if he is willing to allow Fradley PC and the residents of Fradley to temporarily use the land designated for the pub until construction begins.

Barratt Homes has been in discussions with the landowner, considering several factors. The area in question must be restored to its original condition. At that point, the landowner will consider allowing the Parish Council and residents of Fradley to use the land temporarily. Additionally, the area where the sales offices were located will also need to be restored to its original state, which could be completed in the next few weeks. A question was raised about whether Barratt Homes would consider replacing the hedge removed near the swales. However, they informed us that the hedge removal was carried out in accordance with plans agreed upon and supported by Staffordshire County Council.



**24a/27 – What is the timeframe for the completion of the school car park?**

Currently, there is no set timeframe for completing the works on the school car park. The project is still under discussion, and it is anticipated that the work will need to be carried out during school holidays. The estimated duration for the work is approximately one week. The original plans for the surface and lighting remain unchanged. Barratt Homes has agreed to install similar lighting bollards on the Parish Council-owned side of the car park to match the other side. The Clerk will inform Barratt Homes of the number of bollards required. The entrance and exit plan remains as originally proposed. Should the one entrance and one exit plan go ahead, specific logistics would need to be finalised. Upon completion, the ownership of the car park must be established, with the current options being the Parish Council, County Council, or the original owners, the Williams family. Additionally, the area where the site offices were initially located will need to be reinstated to its former condition and returned to the original owner. Finally, any potential issues regarding access to the pub, should its construction proceed, will need to be addressed as necessary.

**24a/28 – Is there any update on our request regarding the availability of land that could be provided or leased to the Parish Council for use as allotments or tennis courts?**

This issue remains under consideration, though there is currently no available land within Phase 1. The Clerk will provide the dimensions for areas designated for tennis courts and allotments. In the 2022 survey conducted by Fradley Parish Council, tennis was highlighted as a priority. Fradley Parish Council is now conducting a new survey to gather updated feedback on residents' preferences. If the full Parish Council agrees, the Clerk will share the survey results with Barratt Homes.

**24a/29 – We are seeking to clarify the ownership of the grass verges along Old Hall Lane. Are these owned by Barratts?**

Barratt Homes will investigate the ownership of the verges on Old Hall Lane, as well as the land on the opposite corner leading onto The Moor. Additionally, they will determine their maintenance responsibilities on either side of the ditch and the extent of these responsibilities relative to the highway.

**24a/30 – We have received a couple of emails from residents of Anson Gardens expressing safety concerns about the balancing pond's close proximity to the children's play area. The residents mention that they have contacted Barratts directly, but the issue remains unresolved. Do you have any information on this matter?**

Will Baggott stated that he was not personally aware of the situation but assured us that all playgrounds on Barratt Homes estates are inspected annually by ROSPA, as are all ponds. He will look into these matters and provide the Clerk with any additional information in due course.

**24a/31 – Planters at Car Park currently where Sales office used to be.**

Will Baggott plans to remove the planters from the site, as the estimated completion date for Phase 1 and the corresponding exit strategy is December 2024.

**24a/32 – Any Other Business**

The freehold of the football pitches is expected to be transferred to the management company by October 2024 and will be managed in collaboration with AFC Fradley. The roads and island at the entrance are nearing the end of their maintenance period and will be adopted by Staffordshire County Council (SCC) once all highlighted works are completed and any additional issues are resolved.