

**DRAFT: THESE MINUTES REMAIN DRAFT UNTIL AGREED AND SIGNED BY THE COUNCIL.**

## **COLWICH PARISH COUNCIL**

**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON TUESDAY 27<sup>TH</sup> FEBRUARY 2018 AT THE PARISH CENTRE, ST. MARY'S ROAD, LITTLE HAYWOOD, COMMENCING AT 7.30 PM.**

**PRESENT:** (For all or part of the meeting) Cllr Billingsley (Chair); Cllr Cooper; Cllr Featonby; Cllr Fletcher; Cllr Dunn (substitute for Cllr Birt) and Cllr Wells.

**IN ATTENDANCE:** Anthony Egan (Deputy Parish Clerk). K Ashdown (Staffordshire Newsletter).

**PUBLIC PRESENT:** T English; J Daly; M Allport; J Heath;; M Morley; A P Morley; W Crookshank. Steve Ulfig and Tim Powell of Lovell Partnership (LP).

Tim Powell (TP) opened by saying that discussion between LP, Natural England (NE) and Stafford Borough Council (SBC) had caused the changes in the layout, which they have now presented to the planning authority for approval. LP have received a certificate from NE confirming the impact on wildlife has been addressed. Consequently, they will remove their request for a variation to condition 3 and look forward to starting work on the development in the summer of 2018. The other variations are necessary as they need to include their own housing types on the development.

In response to a question about the sewage provision for the development it was explained that the SUDS was designed to cope with a 1 in 100 year event. TP advised that the SUDS is designed to take all the run-off from the development and LP will have to discharge the drainage risk. Steve Ulfig (SU) confirmed that LP can only work with the drainage risk figures they are provided with.

Regarding the access from the development onto the A51, SU confirmed that s.278 agreement will be carried out by Amey on behalf of the Highways Authority.

In discussion the following other points were raised:

One of the access points to the development is over public land and the question was asked how this is possible.

What measures LP is going to take to protect residents from particle matters? SU confirmed that LP will put forward a management plan to be agreed by SBC.

TP confirmed that any hedges on the development side of the stock fence will be trimmed back, and gardens will be close board fenced for the full length of the development with existing residents.

A short discussion took place about the proposed safety measures at Great Haywood (Agenda item 14/18P) in line with the planning meeting of 15<sup>th</sup> February 2018.

### **MINUTES**

#### **Item Ref    Agenda item**

**9/18P        APOLOGIES** were received from Cllr Birt (dispensation), Cllr Sarjant and Cllr Stafford Northcote.

**RESOLVED** to accept the apologies.

**PROPOSED** Cllr Cooper    **SECONDED** Cllr Wells.

**10/18P      There were no DECLARATIONS OF INTEREST.**

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**11/18P** There were no **WRITTEN REQUESTS FOR DISPENSATIONS UNDER THE LOCALISM ACT 2011.**

**12/18P** **THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 15<sup>th</sup> FEBRUARY 2018.**

**RESOLVED** to agree and sign the minutes as a true and accurate record after making the following additions to the public discussion:

A problem will be created by moving parking elsewhere such as to the Great Haywood Memorial Hall car park.

A 15 point letter was received detailing the problem and possible solutions.

**PROPOSED** Cllr Billingsley      **SECONDED** Cllr Cooper.

**13/18P** **TO CONSIDER AND AGREE A COUNCIL POSITION ON THE FOLLOWING PLANNING APPLICATIONS:**

18/27960/FUL Land off Little Tixall Lane Lichfield Road Great Haywood

Lovell Partnership have already confirmed during the earlier public participation session that they no longer need to vary condition 3 as they expect to start work within the original planning time frame They will be withdrawing this application.

**RESOLVED** to take no action.

18/27961/FUL Land off Little Tixall Lane Lichfield Road Great Haywood

**RESOLVED** the following:

- To write to Planning Department reminding them that it is essential that the link road between the development site and the A51 must be completed before any construction is commenced.
- Request an independent drainage plan for run-off water to investigate how this might impact on existing properties in Great Haywood.
- To write to Lovell Partnership requesting that they include the Parish Council in discussions of which trees to plant on the site.
- To write to SBC advising that the Council remains concerned that the footpath between numbers 11 and 15 Marlborough Close has not been addressed. The Parish Council would draw the Borough Council's attention to Article 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 which states: means of access - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site.
- To write to SBC advising that the required footpath along Little Tixall Lane appears to have been removed.
- To request SBC to write to Severn Trent Water asking for their confirmation of where the sewage will be sent for treatment, either Rugeley or Great Haywood, where the main sewers are barely able to cope with current usage.
- To contact the landowners of the field adjoining the development to ask why they have asked for two access routes from the development and to

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ask if they will transfer a strip of land behind the access points to the Parish Council.

**PROPOSED** Cllr Billingsley      **SECONDED** Cllr Dunn.

**14/18P      STAFFORDSHIRE COUNTY COUNCIL'S PROPOSALS TO ALTER THE ROAD LAYOUT ALONG MAIN ROAD, GREAT HAYWOOD IN THE VICINITY OF ANSON SCHOOL.**

**RESOLVED** to write to Cllr Francis and Richard Rayson to invite them to a meeting to show the Parish Council the results of the safety audit and to discuss the safety actions possible in Great Haywood.

**PROPOSED** Cllr Billingsley      **SECONDED** Cllr Wells.

**15/18P      DATE OF NEXT MEETING** to be confirmed.

Meeting closed at 9:04pm

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