

Hadnall Parish Council
Chairman: Cllr. Mr. Tony Collins
MINUTES OF PUBLIC MEETING HELD MONDAY 14TH DECEMBER 2015
7.30pm, Hadnall Village Hall

PUBLIC MEETING REGARDING 15/04679 (REM) Sansaw/Galliers, 40 dwellings and
15/0561/REM 28 dwellings Hermitage Farm/Galliers

PRESENT: Cllr. Mr. T Collins, Cllr. Mr. N Clifford, Cllr. Mr. John Harrison, Cllr. Mr. A
Brisbourne, Cllr. M. N Duxbury. Shona Butter SCC ROW, & Emily Parsons-Jones, SCC ROW.
Members of the Public: David Williams, Alan Birks, Pauline Brooks, Philip Lewis, Anna Jones,
Dave Williams, Rachel Williams, Bryan Thomas, Phil Price, Pat Mason, E Valducci, J Spelling, C
McDonald, S Collins, Richard Liver.

Clerk: Mrs Jane Whittaker

Apologies: Cllr. SJ Somerset, Cllr. Meriel Rees-Pullman, Shirley Pemberton.

Sansaw/Galliers Application: 15/0469/REM

1. **Welcome:** Cllr. Mr. T Collins introduced members of the planning committee Cllr. Mr. N Clifford, and Cllr. Mr. John Harrison. Cllr. Mr. G Dickson has recently resigned. Shropshire Council Rights of Way team were also introduced Shona Butter, and Emily Parsons-Jones, who is our contact within the department.
2. **Introduction:** Cllr. Mr. N Clifford gave an outline to the applications so far, noting that both applications had been vigorously opposed by Hadnall Parish Council in terms of access onto the site via Station Road and A49. A pedestrian crossing, traffic lights, and roundabout had been requested, with an additional lay-by extension. These comments from the PC had been ignored by Shropshire Council.

Helen Howie, Berry's agent for Galliers, had attended the last PC meeting, 23/11/15 who held up a plan to divert the Shropshire Way, a discussion took place, the outcome of the meeting found the proposed route unacceptable. A meeting had also been held with Jane Raymond, Planning Officer, Shropshire Council on the 4th December, who had listened to the PC concerns, but was duty bound to grant permission to the proposals. An email had been received via Jane Raymond, noting that Highways were happy with the traffic situation and a roundabout or additional access was found to be not needed.

A new layout for the Shropshire Way had been presented which was shown to the meeting in its present form via OHP.

3. **Shropshire Way – Rights of Way Officers, Emily Parsons-Jones & Shona Butter -** Gave an outline of the work of the Rights of Way department, noting that the path surface was the only surface that could be managed by the Rights of Way team, hedges and overgrown trees, were the responsibility of the Landowners. The Parish Footpaths Partnership, is looking for volunteers to help maintain these routes, and would give training and equipment to those who would be interested. Stone and drainage could be applied for to help maintain paths. Cllr. Mr. Tony Collins noted that Harvey Morgan was Hadnall's representative on the Parish Footpaths Partnership. It was agreed that Church Lane had become very overgrown and impassable.

The old proposal that had been shown to the PC by Helen Howie, Berry's agents for Galliers was unacceptable with the right of way shown to divert onto a pavement. The right of way over the Shropshire Way should keep a natural look, the new proposal showing bark and green was much more in keeping with the Shropshire Way along the church boundary. This new proposal had not yet been received by Rights of Way team although an application was expected.

- Question: Bryan Thomas stated that the line of the footpath from the car park to the Church was not a definitive straight line with current under foot conditions the path waived.

Answer: Shona Butter stated that the definitive line was the only one that would be maintained.

- After further discussion, the meeting unanimously agreed the proposed new route with a show of hands.

Cllr. Mr. Tony Collins thanked the Rights of Way Team for giving up their time to come and explain the details concerning the Shropshire Way and the proposed route.

4. **Access:** The plans have been revised several times recently, on some earlier plans an additional access was placed on the plan, which had not received planning permission, this was shown on the OHP. The latest plan was also shown on the OHP showing that the additional access had gone, but in place showed new off road parking to the Affordable homes. Cllr. Mr. N Clifford stated that this was not acceptable and backing out could be dangerous on such a narrow road.

- Question: Members of the meeting felt that the traffic situation was not acceptable.
Answer: Cllr. Mr. N Clifford noted that Highways had been consulted and they had found it acceptable.

- Cllr. Mr. John Harrison reported that a roundabout had been asked for to link both these new estates, which would slow down traffic. The reply from Highways was that a roundabout would cost £300,000. And was not needed for such small scale development.

5. **Water Storage Tanks and access:**

- Cllr. Mr. N Clifford showed on the OHP the area designated for the waters storage tanks adjacent to The Ease, which could prevent a long term access issue. Richard Liver suggested that a 50yr long term project for development should be looked at within Hadnall, which could incorporate the preservation of the access by The Ease.

- Cllr. Mr. N Clifford stated that the Community Led Plan was underway in Hadnall, which could be incorporated into SamDev, volunteers were needed to help progress this project for the Village.

Cllr. Mr. J Harrison noted that SamDev would expire in 2026. Richard Liver suggested that a much longer vision was needed, with a proposal for the roundabout and plan for the future.

- Ann Parry asked where the water goes from the storage tanks?
Cllr. Mr. John Harrison reported that the mechanism is a soak away method.
- Ann Parry also reported the other flood areas around her property.

Cllr. Mr. N Clifford stated that a flood management plan was within the proposal.

Cllr. Mr. N Clifford also noted that Cil (community Infrastructure Levy) would be in the region of £300,000.00. This could be used for a variety of things, maybe associated with the development.

6. **Questions:**

- A question was asked concerning access from Church Lane in Church Road Estate. Cllr. Mr. N Clifford answered that the road was not wide enough, and with no pavement this had not gone ahead.
- It was noted that heavy traffic now operates from the Industrial Estate and many farm machines and tractors use Station Road
- It was also reported that there was no “Route Protection Circle” on T6 on the plan. This was noted.
- It was also noted that hedgerow surrounding T6 should be retained; a recent Saturday afternoon task force had been sent to start pre ground work and in essence had carried out in correct activities. This had been stopped.
- It was asked if there could be considerate contractors. Cllr. Mr. N Clifford reported that a Site Management Plan could be requested. The Site office would be placed in the middle of the development.

7. **The Moat:**

- Cllr. Mr. T Collins reported that English Heritage would arrange for strimming and burning to be carried out for survey work. The Moat would be cleared by February. Frontage would be opened and cleared.
A resident felt that the Moat should stay as it is. Cllr. Mr. M Clifford replied that the Village had wanted it cleared and restored as an Asset to the Village.

8. **Affordable Homes:**

- A question was asked how many would be rented affordable homes. To date it was felt that these were affordable homes available to local residents new to the housing ladder, preference would be given to Nurses/Fireman and local residents.
The layout of the affordable homes had changed, but they must be integrated within the development.

9. **Hermitage Farm/Galliers**

Cllr. Mr. N Clifford noted that this was a more recent application and not all the Reserved Matters had been received. A brief outline of where the application was up to was reported to the meeting. The PC had objected to the application, with concerns over road safety, flooding and no recreational space.

A recent Tree Preservations Order had been received on the Oak Tree identified as T1 (Tree Preservation Order) or T7 (Berry’s Plan), this was temporary for 6 months.

- Ann Parry felt that the layout of the dwelling backing onto her property was invasive and directly in her eye line. She was making a formal objection. The new plan did show that the property was sideways on.
- Ann Parry also felt that the additional traffic outside the shop would cause grid lock, joining up the lay bys was needed.
- Ann was also concerned about the drainage outside her property by the stream; there was a potential drainage problem and flooding.
- An additional access to the rear of the development allowing access for tractors and sheep would be objected to.

- Cllr. Mr. T Collins felt that a change of brick could make the development looked more individual than more of the same. Many residents at the meeting, liked the existing design and would stick with it.

Cllr. Mr. N Clifford thanked everyone for attending the meeting and closed it at 9.15pm.

Jane Whittaker

*Ivy House Farm, Weston under Redcastle, Shrewsbury, Shropshire
Tel 01939 200637 Email: knowlesmere@gmail.com*

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