

DRAYCOTT IN THE CLAY PARISH COUNCIL

Minutes of Extraordinary Parish Council Meeting held on 25 June 2015

Apologies: Chairman Cllr Ken Rudman

Present: Vice Chairman Cllr Mark Flavell (Chaired meeting)
Cllrs Sue Fulford, Barbara Marshall and Arthur Renshaw
Parish Clerk Mrs Rita Hill
2 Members of the Public (1 part)

Kuehne & Nagel Site

Vice Chairman advised those present that Cllrs Barbara Marshall, Arthur Renshaw and himself attended a meeting at The Maltsters on 17 June with Borough Cllr Stephen Smith, Mrs Anna Miller, ESBC Planning Manager and Mrs Kym Wilson, the Planning Officer responsible for the planning application for the redevelopment of the K&N site. This was in response to Cllr Stephen Smith's suggestion that a meeting would be appropriate, particularly with respect to issues concerning any potential Section 106 agreement.

Cllrs were advised that a slightly revised outline planning application had been submitted, mainly in the respect of the Utilities Assessment, Transport Assessment, Flood Risk Assessment, and Travel Plan Framework

Member of the Public entered the meeting room.

Vice Chairman explained the details of the planning application, about the exhibitions held by Parkwood Consultancy, the Parish Council meetings with Parishioners in attendance and more recently the meeting with ESBC.

Members of the Public (1) raised that he felt that, given the importance of the proposed development, a public meeting should have been held. Cllr Arthur Renshaw commented that all Parish Council meetings were open to the public and were advertised in advance, adding that one such meeting had been attended by a number of Parishioners. Cllr Barbara Marshall added that Parish Council meetings where this item was to be discussed were also 'advertised' by word of mouth.

Prior to the meeting a draft response with regard to the points discussed at the meeting held with ESBC had been circulated to Cllrs. Cllr Arthur Renshaw agreed that the content of the response was a true reflection of what was said at the meeting. Cllr Barbara Marshall endorsed this.

Vice Chairman commented that the Parish Council was not qualified to judge on the revised utilities and flooding assessments, i.e. has no idea whether the proposals are adequate; and suggested that an additional comment was included in the draft letter to cover this.

Cllr Sue Fulford raised concerns relating to traffic impact and commented that the transport document was still based on Marchington Industrial Estate and she felt that drivers have more options exiting from that site, (i.e. could travel up Marchington Cliff), than they would from the K&N site.

Member of the Public (1) raised a point about flood risk and whether the culvert and drains within the village would be able to cope or not. Plus, whether the sewage system could cope. Vice Chairman responded by saying that the Parish Council cannot judge this, it would be up to the applicant to demonstrate this to the planners.

Cllr Barbara Marshall commented that parishioners have written in independently to ESBC.

Member of the Public (1) raised issues relating to traffic surveys, vehicle movements and impact on A515. Member of the Public (2) commented that of the 200-250 employees currently working at the site only 4 or 5 lived locally, with the vast majority travelling from the Stoke and Derby areas. Thus, he questioned whether the proposed development would lead to significant increases in vehicle movements.

Member of the Public (1) went on to compare traffic movement to that with the Hollow Lane estate.

Member of the Public (2) commented on the importance of St Augustine's school to the village and expressed the view that the proposed development would help secure its future.

Cllr Sue Fulford enquired whether, at the meeting with ESBC, anything was mentioned about the landfill site in relation to environmental contamination. Vice Chairman replied saying nothing was specifically mentioned but the applicant would have to demonstrate to ESBC that any issues were manageable. Member of the Public (2) commented on the bore hole drilling and land sampling that he had seen on site.

Vice Chairman reported that he had received correspondence from the Chairman highlighting concerns from a Parishioner relating to a possible increase in traffic using Toby's Hill. Cllrs consensus was that the road could not be closed, but agreed to add a comment in the letter to ESBC stating that, to deter 'short-cutting', additional traffic management measures were desirable on Toby's Hill.

Following the discussion the Parish Council's position was summarised as:

The Parish Council would be supportive of the proposed development if an associated Section 106 agreement sees the delivery of

- 1. A new village hall of at least 400 sq mtrs in size.*
- 2. A footpath running eastwards from the site to Park Farm.*
- 3. An education related financial contribution directed towards St Augustine's First School in Draycott in the Clay.*
- 4. Effective measures to deter traffic generated by the development from using Toby's Hill as a short cut between the B5017 and A515.*

This potential support is also dependent on the applicant satisfying the planning authority that

- 1. The utilities infrastructure, particularly the sewage system, has the capacity to cope with the proposed development.*
- 2. Adequate measures have been put in place to manage any potential flooding issues.*

The Parish Council is concerned that refusal of the application by ESBC could see it subsequently approved on appeal, potentially leaving the Parish with the development but without any associated Section 106 benefits.

The Parish Council considers that the proposal would provide a reasonable development on what may otherwise, given the expected departure of K&N, become a derelict site, with the issues that would inevitably entail. Additionally, the proposal sees redevelopment of a brownfield site, rather than utilisation of greenfield land.

In addition to Section 106 benefits, the proposal would give a boost to the local economy and help protect the future of important local assets, i.e. the village school and the village Post Office/shop, as well as the local pubs/restaurants, churches and petrol station.

The proposal also provides other local benefits: (1) a drop-in health centre which would benefit residents who currently have to travel to Sudbury, Tutbury or Uttoxeter for all their medical care, (2) an allocation of affordable housing, which would enable more young people to remain in the area.

Vice Chairman proposed that this position be communicated to ESBC through amending the draft letter circulated prior to the meeting. Seconded by Cllr Arthur Renshaw. All in favour.
Action – Vice Chairman and Parish Clerk.

Member of the Public (1) reiterated his view that a public meeting should have been held but that, on balance, he was probably supportive of the proposed development.

As no other business arose the open meeting closed 6.58 p.m.

Date of the next monthly meeting: Thursday 9 July 2015, 7.30 pm, Village Hall.

Signed



Date 10 September 2015

Chairman

2015 – Dates of Parish Council meetings:

10 September

8 October

12 November 10 December

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