

CANNOCK CHASE COUNCIL
NOTES OF THE MEETING OF THE
HEDNESFORD COMMUNITY FORUM

TUESDAY 30 NOVEMBER, 2010 AT 7.00 P.M.

AT THE HEDNESFORD EX-SERVICEMEN'S CLUB, ANGLESEY STREET, HEDNESFORD

PRESENT: Councillors

Adamson, G. (Chairman)

Ball, G.D.
Burnett, J.

Yates, Ms. W.

Officers: T. McGovern, Corporate Director
B. Phillips, Head of Planning and Regeneration
G. Watson, Economic Development Manager
Miss. J. Tunncliffe, Senior Committee Officer
Mr. A. Lancaster, Planning Policy Manager

Also present: Members of the Public – 4
Councillor A. Pearson, Hednesford Town Council
Councillor R. Turville, Hednesford Town Council
Councillor A. Turville, Hednesford Town Council
Mr. D. Wright, Staffordshire County Council
Mr. J. Hooper, Staffordshire County Council
Mr. J. Neary, Balfour Beatty
Inspector Pat Shannaghan, Staffordshire Police, Chase Division
Representatives from St. Modwen Developments
Press

23. Apologies

Apologies for absence were received from Councillor Mrs. D. Grice and Mr. W. Southall, Staffordshire Fire and Rescue Service.

24. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members

No declarations of interests were received.

25. Notes

The Notes of the meeting held on 21 September, 2010 were agreed as a correct record.

26. Questions for Staffordshire Police

The Chairman welcomed Inspector Shanaghan to the meeting.

Naming and Shaming of Offenders

A Hednesford Town Councillor referred to the 'naming and shaming' of offenders and asked how this would be dealt with.

Inspector Shanaghan stated that there would be no naming and shaming of offenders, and explained that when an offender had been to court the outcome and punishment for the crime would be detailed on the internet alongside other offenders.

Scrap Merchants

A Hednesford Town Councillor asked what the current position was with regard to the ongoing Police operation to target scrap metal merchants.

Inspector Shanaghan reported on the ongoing operation and stated that 120 scrap metal merchants were stopped last week with 8 vehicles being prohibited and given notices. He advised that the majority of Scrap Merchants also had licences.

Thornhill Road, Cannock

The Chairman asked if it would be possible for a speed check to be undertaken on Thornhill Road, Cannock.

Inspector Shanaghan advised that he would make the necessary arrangements for the police to check the speed of traffic in the location.

Greenheath Road – Youth Club

A local resident raised concern that young people from the youth club were causing problems for local residents and older people. Given the current weather conditions young people had been throwing snowballs at peoples' windows which was likely to cause damage.

Inspector Shanaghan advised the resident and other local residents to contact the Police when this was happening, as this would enable the Police to monitor the problem and send an Officer to the area.

Update

Inspector Shanaghan updated the Forum on the effects of the Comprehensive Spending Review. He advised that it was too early to indicate what the effects would be, although by April 1, 2011 Rugeley and Cannock Police Stations would be co-terminus. The front line services would not be affected and the number of Police Officers and PCSO's would remain the same.

27. Pye Green Valley Development

Questions received from Mr. R. Turville, local resident and Hednesford Town Councillor.

Mr. Turville asked that if subsidence to houses was to occur due to the development works, who would be responsible and who would local people contact. He also pointed out that he was not happy to claim on his own home insurance policy and unhappy that costs could be incurred if a claim was made.

Mr. Hooper advised the Forum that the responsibility was the contractor's during the construction of the road. Although, he stated that the landowner (County Council) had responsibility and would retain some land so they would claim responsibility. He indicated that approximately one third of the land would be sold which would then become the responsibility of the developer.

Mr. Turville explained that a number of the houses in the area were built a long time ago and some were around 100 years old. He pointed out that no problems had been experienced in that time, although he was concerned that if people wished to pursue a claim for subsidence then they would have to deal with more than one organisation.

Mr. Hooper advised the Forum that he had spoken with a number of homeowners who did not share the same concern.

A Hednesford Town Councillor raised concern regarding the development that the new road would not be wide enough for two way traffic.

Mr. Hooper advised the Forum that the road would be 5 metres wide for two-way traffic. He assured the Forum that the road was wide enough and stated that lorries had already passed through the road during construction.

In response to a number of questions raised, Mr. Hooper advised that the new road would not open until the houses on the development were built. He also responded and stated that there was an historical problem with 'boy racers' trying to access the road, and that the design of the fixtures and fittings at the access points may not always be successful at keeping all of them out

28. Pye Green Valley Development

Questions received from Mrs. L. Pearce, local resident (not in attendance).

A Hednesford Town Councillor asked if any County Councillors had requested a public meeting in respect of the plans for the Pye Green Valley. Mr. Hooper, Staffordshire County Council advised that he was not aware of this although he referred to the previous meeting of the Forum where it had been agreed that a public meeting be arranged which should be attended by appropriate Officers from the County Council.

Mr. Hooper indicated that a public exhibition had taken place over 2 days at Blake Valley School which was attended by around 150 people. Officers from both the District and County Councils attended and he reported that an action plan had been established which included 40 identifiable issues including muddy foot paths, construction traffic, issues with access barriers, and access to the rear of peoples properties from the park.

He stated that there was a significant amount of public information provided and local

residents appeared happy with the outcome.

District and Hednesford Town Councillors thanked the County Council, District Council and Balfour Beatty for the information that was provided during the public exhibition which was beneficial to all that attended.

A District Councillor reported that she had received numerous telephone calls from happy residents, although some would still like a public meeting to be held. She suggested that a permanent display within a location in Hednesford such as the 'Lightworks' would be beneficial to local residents.

Mr. Hooper advised that a display was already located within Hednesford Library although he would ensure it was moved to a different location. He then reported that 8 requests had been received to visit the site. The first visit was on 24 November and another was scheduled for today although given the weather conditions it had been rearranged for 7 December.

Mr. Hooper advised the Forum that following the meeting and the discussion regarding a joint survey on a resident's property, communication was forwarded on 12 November, 2010 requesting information on what damage had occurred to the property. Following this an offer was made to carry out a survey, and at this point it became clear that there was currently no damage. He also advised that no claims for damage to properties had been received.

At this point the Chairman agreed to move Item 7. Hednesford Town Centre Regeneration – Update.

29. Brown Bin Collections – Christmas Period

Question received from Councillor D. Grice.

Mr. T. McGovern, Corporate Director read out the following statement:-

“Council policy is currently to provide alternate weekly collections of recyclable (Blue/Brown bin) and non-recyclable (green bin) waste throughout the year which includes the Christmas period.

The garden bin referred to in the Councillor's question is the brown bin in which residents can place both garden and food waste.

If the Councillor wishes to raise this matter in relation to a change in Council policy, then she should do so through the Council's Environment Portfolio Leader Councillor T. Williams”.

30. Market Street, Hednesford

Questions received from Councillor D. Grice.

Mr. D. Wright, Staffordshire County Council advised the Forum that he would ensure that the items would be considered by the Council's Joint Parking Committee. He advised that

if the Committee were to agree the items, they would be added to the current list and the work could take approximately 5 years to be undertaken.

31. Brindley Crescent, Hednesford

The Chairman reported that this item would be deferred to a future meeting.

32. Land to the West of Pye Green Road, Hednesford

Mr. B. Phillips, Head of Planning and Regeneration reported on the consultation regarding the land to the west of Pye Green Road, Hednesford (land between Lime Pit Lane and Broadhurst Green). He advised that representatives from St. Modwen Developments were in attendance at the Forum and plans were available for people to view.

He reported that the Council's Draft Core Strategy currently proposed up to 750 new homes on the site. St Modwen have indicated that they wish to make a planning application on the site next year and it is proposed to prepare a Development Brief for the site as the best means of engaging local people and other stakeholders in consultation on the proposals. A draft development brief has been prepared to cater for 750 houses to include a mix of house types, sizes and tenures. It also includes proposals for a new primary school; children's play area, doctor's surgery and other facilities appropriate to a local centre.

The development brief exhibitions would be held on 13 and 20 December at Hednesford Library and 9 and 10 December at Pye Green Community Centre for local residents to raise any concerns and provide their comments.

A local resident was keen to know if there were any plans for social housing to be included within the scheme.

The Head of Planning and Regeneration reported that the site area was large and would be developed over a long period of time. He explained that the proportions for social and affordable housing would be assessed against what was considered to be viable at the start of the development process and would be re-considered again later to take account of any improvement in viability.

In response to a question about traffic issues, the Head of Planning and Regeneration advised that residents should speak with Council Officers and representatives of the developer at the exhibitions regarding details of the scheme and the assessment of how it will affect of traffic issues in and around the local vicinity.

A Hednesford Town Councillor was keen to know if any of the land would be designated as burial site.

The Corporate Director advised the Forum that the site had been investigated and an assessment carried out. It was found that the land would be unsuitable due to water tables and how this would be filtered off the site. It was also reported that green burials were considered as part of the investigations and the same issues were identified. It was noted that the Environment Agency would not support establishing a burial site.

33. Hednesford Town Centre Regeneration - Update

Question received from Councillor G.D. Ball.

Mr. G. Watson, Economic Development Manager reported on Phase 1 and stated that the compulsory purchase order vesting process had been completed on 30 September, 2010 and a number of plots of land had been vested into the Council's ownership. He advised that a 'site acquired' notice had been placed on the land to the rear of No 2 Market Street and borehole samples were taken in October for the structural engineers.

With regard to Phase 2 the Planning Control Committee considered the large food store, retail and community facilities application for the Victoria Street, Hednesford site which was supported. It had been referred to Government Office for potential call-in. Government Office advised on 28 October that they did not wish to call it in and therefore there would be no public enquiry, although a Section 106 agreement would need to be completed.

He reported that the prospective superstore namely Tesco would be given a certain time period in which to confirm that they were happy with the Planning permission. If and when they confirm, a provisional programme would be compiled and work could possibly commence around the first half of 2011.

A Hednesford Town Councillor referred to the development and asked where buses would be situated.

The Economic Development Manager advised that there would be detailed phasing of work to ensure a smooth transition with bus operators, and that the new alignment of Victoria Street would go live first then the old route would be stopped.

34. Forward Agenda for Future Meetings

The Chairman reported that the next Forum was scheduled for Thursday 10 March, 2011 and questions from members of the public should be submitted on the forms supplied.

35. Dates of Future Meetings

The Chairman confirmed the following date of the next Hednesford Community Forum:-

- Thursday 10 March, 2011

CHAIRMAN

The meeting closed at 8.30 p.m.