

Hednesford Community Forum

Time and Date

Wednesday 17 September 2014, 7:00pm

Venue

Museum of Cannock Chase, Valley Road, Hednesford

You are invited to attend this meeting to consider the matters listed below.



S.G. Brown
Chief Executive

AGENDA

- 1. Apologies for Absence**
- 2. Declarations of Interests of Members in Contracts and Other Matters and Restriction on Voting by Members**

To declare any personal, pecuniary or disclosable pecuniary interests in accordance with the Code of Conduct and any possible contraventions under Section 106 of the Local Government Finance Act 1992.

- 3. Notes of Previous Meeting**

To receive the Notes of the meeting held on 1 July, 2014 (enclosed).

- 4. Questions for Staffordshire Police**

No questions have been submitted.

- 5. Questions for Staffordshire Fire and Rescue Services**

No questions have been submitted.

- 6. Questions for Staffordshire County Council Highways Department**

No questions have been submitted.

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7. Questions for Cannock Chase District Council

7a. Update on Hednesford Town Centre – Item requested by Councillor G. Ball

Ian Tennant, Head of Housing & Waste Management, will provide an update at the meeting.

7b. Update on Hednesford Park – Item requested by Councillor G. Ball

Tom Walsh, Parks & Open Spaces Manager, has provided the following update:

“Most of the work that the Project Team have been involved in is around procurement of improvements on the ground

Procurement – The Council is currently following the procurement guidelines and is using the County Councils e-tendering system. This means that there are 2 stages to the procurement - a Pre Qualification Questionnaire (PQQ) and an Invitation to Tender (ITT). When PQQs are returned, the Council receives these from the County Council for evaluation. The ITT is sent to the Council in two parts for evaluation, firstly the quality aspects are scored and following evaluation of these then the prices are sent through for evaluation. We are currently looking at securing tenders for;

- **Hard works** – This is for the existing car park and extension tarmacing, extension from rear of extended car park to rear of skate park (existing) , laying of new main and secondary paths and replacement of the War Memorial path way.

The County Council e-tendering system was used. There were 8 PQQs returned in June 2014. Following evaluation five were invited to tender. The tenders were returned in August and these are currently being evaluated.

- **Pavilion Extension/Cafe** – The County Council e-tendering system was used. The PQQs are due back in September.
- **Skate Park** – The County Council e-tendering system was used. Three companies have returned a completed PPQ which is currently being evaluated. A presentation to and evaluation by young people will form part of the process when the ITT is returned.
- **Play facilities** - we have used ESPO (Eastern Shires Purchasing Organisation) which is one of the largest public sector professional buying organisations. It operates on a not-for-profit cost recovery basis and is committed to delivering best value to customers, suppliers and local communities. Nine companies are interested in being involved in the play area development. We have had a site meeting with these companies to respond to clarifications. Companies will be required to give a presentation to children on their proposals and the views of children will form part of the evaluation process. Although this will increase the procurement timescale we feel that it will have enormous benefits to the community. “

7c. Land west of Pye Green Road, Hednesford – Mr A. Pearson, Local Resident

Letter from Mr Pearson and the Council's response are attached to the Agenda.

8. Mid-Staffordshire NHS Foundation Trust – Update

Deborah Neal, Interim Communications Support, Mid-Staffordshire NHS Foundation Trust, has provided the following update:-

“Our Directors have concluded that as the Trust continues to be going through the Trust Special Administration (TSA) process, it would not be appropriate for them to attend the Community Forums. The Directors would like to assure local people that services at both Cannock Chase and Stafford Hospitals continue as usual and would encourage people to continue to use them as appropriate. If there are any questions on the day-to-day business of the hospitals, we would be very pleased to email you answers from the Directors.”

Statement from the Trust Special Administrators (TSAs):-

“The transition and integration planning phase of the TSA process has commenced, and will result in Mid Staffordshire NHS Foundation Trust (MSFT) services being managed by University Hospitals North Staffordshire NHS Foundation Trust (“UHNS”) and The Royal Wolverhampton NHS Foundation Trust (“RWT”). Please note that post dissolution both Stafford Hospital and Cannock Chase Hospital will remain open and operational but with the services being managed by UHNS and RWT.

“The transfer of services as above will take place at the start of November 2014.

“All MSFT staff will transfer with their current pay and associated conditions to either the University Hospital of North Staffordshire NHS Trust or The Royal Wolverhampton NHS Trust under plans agreed between the Trusts to transfer the management of services, and staff have been informed of this.

“The majority of staff will remain in the same or comparable roles. Some staff will be asked to take on new roles to support RWT and UHNS in the delivery of the TSA model for clinical services at Stafford and Cannock hospitals.

“The hospitals will remain open as a result of the management of Stafford Hospital transferring to UHNS and the management of Cannock Chase Hospital transferring to RWT. Patients should continue to attend the hospitals as normal.”

9. Agenda Items for Next Meeting

Questions are invited from members of the public for inclusion on the Agenda of the next Forum which is scheduled as follows:

- Tuesday 02 December 2014, 7pm, The Aquarius, Victoria Shopping Park, Hednesford.

Any questions should be submitted on the form supplied with this Agenda, or emailed to membersservices@cannockchasedc.gov.uk

To: Councillors

Adamson, G. (Chairman)
Pearson, A. (Vice-Chairman)

Ball, G.D. Grice, Mrs. D.
Cartwright, Mrs. S.M. Todd, R.
Gamble, B.

Other Invitees/Representatives:

- County Councillor Mrs C. Mitchell (Hednesford Division).
- Mr A. Burley, Member of Parliament (Cannock Chase Constituency)

- Mrs T. Williams, Clerk to Brindley Heath Parish Council
- Miss N. Somani, Clerk to Cannock Wood Parish Council
- Mr P. Harrison, Clerk to Hednesford Town Council

- Mr N. Bell, Chief Executive, Staffordshire County Council
- Mr M. Keeling, Community Infrastructure Liaison Manager, Staffordshire County Council

- Chief Inspector S. Morrey, Staffordshire Police
- Inspector P. Cooke, Staffordshire Police
- Mr N. Pedersen, Response Manager, Staffordshire Fire & Rescue Service
- Mid-Staffordshire NHS Foundation Trust

- Mr K. Parson, Chief Officer, Support Staffordshire – Cannock Chase
- Mrs T. Gould, Blake Community Worker, Support Staffordshire – Cannock Chase
- Friends of Hednesford Park
- Mrs B. Yates, Chairman, Hednesford Traders' Association

- Cornish Houses Residents' Association
- Circle of Residents Association
- Pine View Residents Association

NB: The person to contact regarding the agenda and documents for this meeting is Matt Berry, Senior Committee Officer:

- Tel: (01543) 464 589
- E-mail: mattberry@cannockchasedc.gov.uk

Date of despatch: Tuesday 09 September, 2014.

CANNOCK CHASE COUNCIL
NOTES OF THE MEETING OF THE
HEDNESFORD COMMUNITY FORUM
TUESDAY 1 JULY 2014 AT 7.00 P.M.

HELD AT THE AQUARIUS, VICTORIA STREET, HEDNESFORD

PRESENT:

District Councillors:

Adamson, G.	Gamble, B.
Ball, G.D.	Grice, Mrs. D.
Cartwright, Mrs S.M.	Todd, R.

Other District
Councillors:

Mr. J. Toth (Cannock East Ward)
Mrs. A. Spicer (Heath Hayes East & Wimblebury Ward)

County
Councillors:

Mrs C. Mitchell (Hednesford Division)

District
Officers:

T. McGovern, Corporate Director
M. Berry, Senior Committee Officer
Ms. K. McBey, PR & Marketing Officer

Also present:

Local residents x 4
Sergeant S. Lawlor, Staffordshire Police
PCSO 16719, Staffordshire Police
D. Ballett, Brindley Heath Parish Council
and Friends of Hednesford Park
Mrs L. Whitehouse, on behalf of Hednesford Traders' Association
D. Wisehall, Heart of Hednesford Restoration Project
C. Owen, Heart of Hednesford Restoration Project
M. Allsopp, The Aquarius

1. Election of Chairman and Vice-Chairman

Councillor G. Adamson was elected Chairman of the Forum for 2014-15,
and Councillor A. Pearson was elected Vice-Chairman.

2. Apologies

Apologies were received from Councillor A. Pearson.

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

There were no interests declared.

4. Notes

The Notes of the meeting held on 03 March, 2014, were agreed as a correct record.

5. Questions for Staffordshire Police

No questions had been submitted in advance of the meeting; however Sergeant Lawlor and PCSO 16719 were in attendance to take questions from the floor.

The Chairman thanked the Police for their swift action in resolving the issue of Travellers who had moved on stadium site over the previous weekend.

M. Allsopp – Ongoing problems of residents who were living in flats above business premises along Market Street; issues now included school children going to flats and buying cigarettes and drinking alcohol. Landlords do not appear to be interested in dealing with the problems.

Sgt. Lawlor replied that the Police knew who the individuals concerned were and would deal with the short-term issues via increased patrols of the area, however the long term challenge was to meet with and speak to the landlords about how to tackle problem residents.

6. Questions for Staffordshire Fire and Rescue Services

No questions had been submitted in advance of the meeting.

7. Questions for Staffordshire County Council Highways Department

No questions had been submitted in advance of the meeting.

8. Questions for Cannock Chase District Council

8a. Mr G. Burnett, Local Resident

“Are the current Council Community Forums format the most effect means of communicating with the residents of the district on matters than concern them?

What do they cost the Council to host and are they an effective use of Police and Council officer’s time, and other resources, in answering questions that appear often to be raised on by Councillors for their own benefit when they have access to information from Council Officers through

their normal duties.

Could the expense and resource spent on Community Forums be used more effectively elsewhere for better value to the local community.

Can the Council prove forums are effective given that only Councillors and other officials are recorded as attending in the minutes. How can the all-important levels of local resident participation and attendance be monitored effectively as there is no apparent means of recording these beyond a vague head count.

Has this Council done any work in assessing the Forums effectiveness and considering other any other means of engaging with a wider audience of residents on the issues discussed at Forums.

The election of Forum Chair and Vice-Chair is restricted only to Councillors from the local wards and voting is restricted to themselves. How can this process be justified as a democratic one when the Forums claim to represent the local residents and yet they allow no permanent representation on them?

Can we be assured that these forums are an effective means of influencing Council policy by residents and not simply a box tick exercise to fulfil a criteria set simply to impress external auditors or verifiers of the Councils own processes.”

S. Partridge, Democratic Services Manager, provided the following written response in advance of the meeting:

“The Council would like to thank Mr. Burnett for raising concerns about the effectiveness of its four Community Forums as a means of communicating and engaging with local residents. The Council itself has identified the need to review the Community Forums, and has included it in the Transformation Priority Delivery Plan for 2014-15, and will be undertaking a consultation / review exercise later in the year. The issues raised will be included as part of this consultation.

The forums, which were initially set up a number of years ago, meet on a quarterly basis in each of the four main population areas within the district, i.e. Cannock; Heath Hayes, Norton Canes and Rawnsley; Hednesford; and Rugeley and Brereton, and form part of the Council’s annual Calendar of Meetings. They are intended as a means of discussion on any matters of local concern, i.e. relating to the relevant Wards therein, which may be raised by members of the public or the relevant Ward Members; they are also intended as a means of consultation on, for example, planning or budgetary matters.

In order to ensure that appropriate Officers can be in attendance, if required, i.e. as opposed to having a number of representatives present ‘just in case’, we ask that questions be submitted in advance. This is

particularly the case if questions are of a technical nature or relate to an area that is not the Council's responsibility, such as highways or Police matters; or any other potential invitees, such as the Fire and Rescue Service or local Health Trust.

The Police; relevant County Councillors; and local Parish / Town Councillors, plus representatives from local Health Authority / Trust; local Voluntary Organisations; local Residents' Associations; and local business organisations, where known, are all invited to attend, as is the local MP, and members all are given advance notice of the meetings and asked to publicise them on notice boards etc to encourage public attendance. However, it is recognised that public attendance / participation is limited. This could be for a number of reasons, including those referred to.

Finally, the Council would like to give an assurance that the forums are not simply a tick box exercise; however, as previously mentioned, it shares the concerns about their ongoing effectiveness and plans to undertake a consultation / review exercise later in the year.

If members of the public would like to participate in the proposed review, any ideas or suggestions on how they could be improved should be emailed to membersservices@cannockchasedc.gov.uk using the title 'Review of Community Forums'. Any ideas or suggestions made will be considered as part of the proposed review."

8b. Mr A. Riley, Hednesford Bingo Club

1. "Problems with rubbish bins and grit bin at the Chase Gateway Centre.
2. Road Safety – measures need to be taken regarding the speeding of cars across the main entrance of the Chase Gateway Centre."

T. McGovern, Corporate Director, provided the following response at the meeting:

- *"Council Officers meet with Mr Riley on a regular basis to discuss such issues;*
- *The bulk of the car park was the responsibility of Aldi, and as such, Council Officers had discussed a range of issues with Aldi management over the previous few months, however progress had been slow so far;*
- *A new regional manager for Aldi had taken up post from mid-June, so the Planning & Economic Development Services Manager was going meet with him in July to progress and resolve the issues previously discussed;*
- *In respect of traffic calming/road safety, Staffordshire County Council's Highways department were satisfied for Aldi to install traffic calming measures if required, however the layout of the entrance junction the car park should negate any potential speeding issues."*

8c. Councillor G. Ball – Update on Hednesford Town Centre Regeneration

T. McGovern, Corporate Director, provided the following update on behalf of the Planning & Economic Development Services Manager::

- *“Only one unit remained unoccupied within the Victoria Shopping Park, for which a tenant had been identified and solicitors instructed to proceed with the letting;*
- *A number of new units at the end of Market Street by the traffic lights were still available to rent, however agents were currently negotiating two potential lettings;*
- *In early April Aldi reduced the short stay parking on its section of the Rugeley Road Car Park from 4 hours down to 2 hours. This change was introduced with little advance notice and without consulting the Council or other local interests. The Council has expressed its disappointment with Aldi’s actions and Aldi have agreed to meet Council Officers in the next few weeks to review the new arrangements;*
- *In advance of the discussions with Aldi the Council had commissioned a survey to quantify the number of vehicles using the Rugeley Road Car Park, and their typical length of stay. It is anticipated that this data will demonstrate that there would be no justification in further restrictions being introduced by Aldi. The survey took place at the end of June.*
- *Finally, officers were assessing the practicality of creating a dedicated loading/unloading area within its section of the Rugeley Road Car Park to service the units by the Park. This work was being undertaken in response to concerns previously raised at the Forum and following discussions with other local residents.*

T. McGovern also advised that the key regeneration programme for the Town Centre was considered to be complete, so at future Forums meetings updates on specific issues would be provided as necessary, rather than a recurring update on the Town Centre.

L. Whitehouse – Will the traffic speeds and road layout at the approach to Market Street and Victoria Street be reviewed?

T. McGovern replied that this was not actively being looked into, however issues should be logged with Staffordshire County Council’s Highways department for them to review.

The Chairman advised that he had spoken to M. Keeling, Community Infrastructure and Liaison Manager at the County Council, and asked for a safety audit to be carried out to establish if there are any particular issues in the area.

Councillor Grice commented that the regeneration project had been completed and thanked those involved, but raised that issues of parking problems were still ongoing.

Councillor Gamble agreed with the comments of Councillor Grice regarding parking problems, and queried if the loading bays at the Chase Gateway were going to be in place soon?

T. McGovern replied that a solution had not yet been agreed, so therefore no timeframe was in place.

Councillor Ball queried what was happening in respect of the proposed closure of Hednesford library?

The Chairman gave the following response:

- *As part of a County-wide review into library services, the County Council's Cabinet had earmarked Hednesford library for closure if it could not be run by volunteers instead;*
- *The County Council's Corporate Review Scrutiny Committee had 'called-in' this decision and would be discussing it on Monday 7 July;*
- *If decision were to go ahead, Cannock and Rugeley libraries would become the only two in the District which were directly funded by the County Council;*
- *In comparison to 2012/13, Hednesford library was the only one in the District which had seen an increase in footfall during 2013/14.*

Councillor Toth commented that the library was a community asset, and finding volunteers was not a simple task as running a library was not a straightforward process.

D. Wisehall commented that he expected a lot would happen amongst residents and businesses locally to promote the library and try to secure its future.

The Chairman and County Councillor Mitchell both advised that anybody with concerns about the plans must ensure they put forward their views into the forthcoming consultation.

Councillor Ball also advised that Hednesford Town Council were due to meet with the County Council to determine a plan of action for the library depending on the final decision about its future.

8d. Councillor G. Ball – Update on Hednesford Park

T. McGovern, Corporate Director, provided the following update:

- *"A Project Manager, Landscape Architect and a Community & Education Officer had all been appointed;*
- *An architect had also been appointed to go out to tender for the refurbishment of the Pavilion which was intended to commence in November 2014;*
- *The Friends of Hednesford Park were continuing to promote the Park with local events and were proposing to become a charity protected*

- by limited company;*
- *Officers were also working on a specification for refurbishing the War Memorial fencing/gates/pillars taking into account this year's Armistice Day;*
 - *Officers had also held a consultation event in the Park to discuss the tree felling. This event had been well received by the public who attended in large numbers. Some trees have already been felled to make way for the new road off the car park extension and to clear sight lines from the Park up to the War Memorial;*
 - *The Landscape Group (the Council's parks contractor) have been relocated to a new site within the Park as the Pavilion needed to be handed over to the contractor although it continued to be used as a home for Friends of Hednesford Park until such time as they can be relocated to a purchased storeroom on the site;*
 - *The Council also hosted the Municipal Tree Officers Association and the Parks & Open Spaces Manager gave a keynote speech on the Heritage Lottery Fund (HLF) Scheme and the importance of tree management in the Park;*
 - *The Hednesford Signal Box (although not part of the HLF bid) was also relocated into the Park where it will be tied into the future proposals for the Park, albeit these will now be modified to accommodate this piece of heritage;*
 - *Tenders have now been received by the Council for the hard surfacing (paths) within the Park which is planned to start later on this year."*

County Councillor Mitchell (in her capacity as the District Council's Portfolio Leader for Culture & Sport) advised that it was important to let people know why the tree felling was happening and that re-planting of trees was also taking place at the same time.

Councillor Toth suggested that it would be helpful to put out updates and information in the local press about the works taking place, and also promote the free tennis provision which were being offered.

County Councillor Mitchell (in her District Council capacity) replied that the free tennis had been advertised through the Wigan Leisure & Culture Trust and the local tennis club.

T. McGovern advised that the Council was shortly going to be submitting a planning application for the provision of a full size Artificial Turf Pitch on the former Sports & Social Club Site on Bradbury Lane.

A local resident queried whether a miniature golf course could be provided as an alternative to football pitches and tennis courts?

T. McGovern replied that were no plans by the Council to install such a facility within the District, as a survey undertaken by the Council for Sport England had identified golfing provision in the District as 'over provided'.

County Councillor Mitchell (in her District Council capacity) advised that if the opportunity were to arise for such provision to be made available, then this would be looked into as appropriate.

9. Mid-Staffs NHS Foundation Trust Update

The Chairman drew the Forum's attention to the update which had been provided by Mandi Dunbar, Personal Assistant to Jeff Crawshaw, Deputy Chief Executive, Mid-Staffordshire NHS Foundation Trust:-

"Our Directors have concluded that, as the Trust continues to be going through the Trust Special Administration (TSA) process, it would not be appropriate for them to attend the Community Forums at this time. The Directors would like to assure local people that services at both Cannock Chase and Stafford Hospitals continue as usual and would encourage people to continue to use them as appropriate.

If there are any specific questions on the day-to-day business of the hospitals, we would be very pleased to email you answers/updates from the Directors.

If you have any questions around the TSA process and future of services, these would need to be addressed to the TSA. Please let me know if you'd like me to put you in touch with them.

The TSA can be contacted at: www.tsa-msft.org.uk/contact-us or for confidential matters at: TSApublic@MidStaffs.nhs.uk"

The Chairman raised that the update provided was inadequate given that the Trust was still suffering ongoing problems, and that a public meeting held in Stafford by the Trust should also take place in Cannock and Hednesford to seek patients' views on future service provision.

Councillor Grice suggested that representatives from the Royal Wolverhampton Trust (RWT) should come to Cannock to seek these views if they are still going to be taking over Cannock Hospital.

The Chairman agreed with this suggestion and stated that representatives would be invited to the next meeting of the Forum. He also advised that there were still outstanding issues in respect of the Minor Injuries Unit at the Hospital as the Cannock Chase Clinical Commissioning Group (CCG) had now backtracked on its initial proposals.

C. Ballett raised that local GPs surgeries had been advertising for new doctors, however the vacancies were going unfilled.

M. Allsopp raised that the Cannock and Stafford CCGs regularly held 'public' meetings at The Aquarius, and representatives from the RWT had also asked about hosting meetings at the venue.

The Chairman commented that when CCGs meetings take place, attendees should ask for the public question time to be taken as the first agenda item to allow as many people as possible to ask questions.

The Chairman then advised that the RWT would be invited to attend the September 2014 meeting of the Forum, and that the Mid-Staffs Trust would be requested to hold a public meeting in Cannock as had happened in Stafford.

Councillor Gamble also requested that the Cannock Chase CCG be asked to attend the September meeting of the Forum.

10. Agenda Items for Next Meeting

The Chairman reported that the next Forum was scheduled for Wednesday 17 September 2014 at the Museum of Cannock Chase and advised that any questions would need to be submitted on the forms supplied.

K. McBey, PR & Marketing Officer advised attendees about a 'Great War March' which would be taking place on Saturday 2 August, 2014, in Cannock, Hednesford and Rugeley Town Centres to commemorate the start of World War One and remember those whose died in the conflict.

The meeting closed at 8:02pm

CHAIRMAN

Council ref: CH/11/0395 Case officer: Mr M Aqbal

Comments on the proposal to build on the land to the west of the Pye Green Road.

Developing the above land is something that I strongly object to however if no alternative building space can be sought I feel there are a number of issues that need to be considered;

- The existing Road Network is not good enough at present to cope with the number of vehicles. Putting extra junctions onto the Pye Green Road would be catastrophic for the flow of traffic. Residents already find it both hard and dangerous to pull onto and out of drives. Any development would seriously need islands, one way systems and slip roads; otherwise the Pye Green Road would be a long queue of traffic.
- The Land used by many visiting birds, some local and some from overseas.
- The Land is a habitat for many aquatic species, some protected and is a vital habitat for many other woodland animals.
- There are many home owners and elderly people who find it difficult to get to libraries and council buildings to observe plans, and make comments accordingly (especially during the severe weather and holiday times) and do not have access to the internet, I don't believe residents have been insufficiently informed and know / understand the massive impact of such a project.
- There will be more pollution for local residents from the increase usage of fossil fuels, gas for heating, noise pollution, disruption and the existing aesthetics of the area will be devastated, especially for the home owners who will look directly onto the new development.
- There is a strong possibility of home that overlook the land will devalue due to the reduction of privacy.

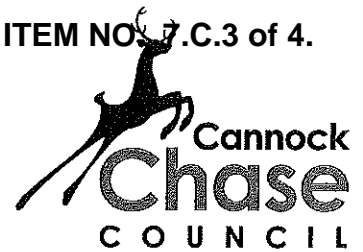
The areas road network/s need to be dramatically improved and the new road network of the development (as agreed by council members at the council chambers during the voting process for the development of this land, this should be recorded in the minutes.

I do feel in strong agreement with suggestions by council leaders;

- An island should be put into the Pye Green Road located at the Jubilee Junction.
- A new road from this island should lead into the new development.
- The new development should have through roads to ease congestion on existing overused roads and lanes.

- No houses should be built along the front/ edges of the field allowing current green spaces to be observed and privacy for existing home owners.
- New pond, green areas, and tree planting should be part of the development to sustain, preserve and develop natural habitats.
- I do hope all of the above points will be considered seriously before you move forward.

Mr. A. Pearson



Please ask for: Mr. M. Aqbal

Your Ref:

Extension No: 4515

My Ref: MA/CH/11/0395

E-Mail: MazerAqbal@cannockchasedc.gov.uk

8 September 2014

Dear Mr. Pearson,

Planning Application CH/11/0395 - Mixed use development involving - erection of up to 700 dwellings and associated infrastructure (Outline including access)

Thank you for your e-mail dated 10 August 2014, in respect of the above planning application, which has been forwarded to me for a response.

Firstly, I can confirm that the above outline planning application was submitted in November 2011 and was approved on the 24 June 2014. This was following a report being presented to Planning Control Committee. Please note that other details relating to appearance, scale and landscaping for the proposed development will be considered through future 'reserved matters' application(s).

In terms of background, the appropriateness and suitability of the site for development was subject to a rigorous assessment through the 1997 Local Plan Inquiry process. In considering the whole site's removal from the Green Belt during the 1995/1996 Local Plan Inquiry, the Inspector commented that it performed no Green Belt function and consequently recommended its deletion from the Green Belt. Consequently, it had been safeguarded for future development in the previous Local Plan.

Prior to the submission of the planning application a 'Development Brief' was also prepared for the site, which was also the subject of consultation. This set out the broad requirements in relation to the development of the site. As such, the principle of developing the site to meet the districts need is long established.

I note that you have made comments and objected to this planning permission on a number of grounds. However, as this planning application has already been approved I am unable to take any further action other than comment on the points you have raised.

Consultation

As part of the consultation on this planning application the Council sent out letters to over 250 nearby dwellings. As well as putting site notices up near the site and a press advert.

S:\Typing\Share\General\Planning\Aqbal\Aqbal-Pearson.Doc

Chief Executive Stephen G. Brown

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In terms of viewing plans and documentation associated with the application these were available to view at our offices or on-line. If for any particular reason such as disability or mobility a resident is unable to access plans then officers will arrange to visit residents, by appointment. No such requests were made for this application.

Highways implications

The access and highway implications were considered by County Highway Services and considered acceptable, subject to planning conditions and a package of off-site highway improvement measures.

Impact on wildlife and ecology

In considering the impact of the proposed development on wildlife and ecology we took advice from Natural England and the Council's Ecologist, neither had any objections to the proposal. Please also note that nearly half of the site will retain and provide areas of informal and formal open space.

Impact on neighbours privacy

Based on the location of the site, juxtaposition of the nearest neighbouring dwellings and the Council's spatial standards; residential development on the site will not result in any material overlooking or loss of privacy to existing neighbours.

Impact on property values

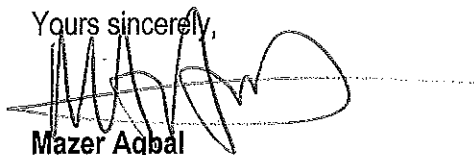
This is not a material planning issue therefore whether a proposal would decrease or increase the value of existing dwellings is not taken into consideration when determining planning applications.

Impact from pollution

In considering pollution matters associated with the development, which included noise, air quality and land contamination; the planning application was considered by the Council's Environmental Protection team who concluded that the proposal was acceptable, subject to certain recommendations and requirements for further information and assessments.

I trust this addresses the matters you have raised and if you have any further queries please do not hesitate to contact me.

Yours sincerely,



Mazer Aqbal
Development Control Manager

c.c. Councillor G. Adamson

