

Meeting with representatives of Taylor Wimpey, Borough Councillors, Development Control Manager and Parish Council. February 8th, 2017 – Eccleshall Community Centre 4pm.

Present Were:- Mr Ian Wood Production Director – Taylor Wimpey
Mr Rob Perrins – Technical Director – Taylor Wimpey
Mr Jeremy Pert – Borough Councillor
Mr Peter Jones – Borough / Parish Councillor
Mr Bryan Delanchy – Parish Councillor
Mr John Holmes – Development Control Manager SBC
Mrs Christine Heelis – Parish Council Clerk

The meeting had been arranged to discuss and clarify various issues of concern raised by local residents and agree a structured communication system to improve the speed and accuracy of communication and avoid any confusion as to who is auctioning any issues or concerns.

Communication:-

- It was agreed that Mrs Heelis as Clerk to the Parish Council, would be the main point of contact between residents, Taylor Wimpey, the School and the Planning Department. There would be a Taylor Wimpey Site Manager on-site from February 14th, 2017 and the contact details for Mr Laing would be forwarded to the Clerk.
- Taylor Wimpey planned to erect a Notice Board on Shaws Lane, where details of local interest could be displayed, this would be handed over to the Parish Council upon completion of the development.
- Taylor Wimpey representatives agreed to attend the Parish Council Meeting on March 15th, 2017, this would enable the Company to mitigate many of the issues raised to date. The Parish Council Chairman would Chair the meeting, which would start at 7pm. Issues for discussion were to be forwarded to Mr Wood prior to the meeting to enable a full response to be prepared. The meeting was to be attended by a technical planning representative from Taylor Wimpey. There would be a leaflet drop to all households in the area and the meeting would be widely advertised.
- Mr Wood agreed to produce an A5 flyer to distribute to parents of pupils at the school detailing the actions taken by Taylor Wimpey to address safety concerns regarding vehicle deliveries and mud on the road. The leaflet should be available before the school closed for half term.
- Mr Wood agreed to send Mrs Heelis a copy of the notes from the Public Meeting held on January 5th, 2017 and also copies of the appendices missing from the Construction Management Plan, for publication on the Parish Council's website and wider circulation.

Site Issues:- Mr Wood indicated that there was now an operational wheelwash facility on site, although there was currently no water supply and water was being brought in. The cleaning of vehicles would take place on site to reduce the amount of mud reaching Shaws Lane and road sweepers were also in attendance daily. Further sweepers could be called in to address any individual safety concerns. It was noted that when the main spine road on site was completed the levels of mud generated would be reduced and could be mostly contained within the site. Mr Wood was asked to ensure that the road was adequately cleaned before the site was closed on a Saturday.

The compound location was in accordance with the drawing approved by Stafford Borough and incorporated a site office, welfare facilities and 4 – 6 cabins to comply with the site up process and health and safety requirements. There would be no necessity for any contractor or subcontractor working on, or outside of the site, to park on surrounding roads as all necessary parking would be provided on site. Mr Wood also indicated that Taylor Wimpey would be taking over site management on a day to day basis from February 14th, 2017.

Deliveries and access issues:- Taylor Wimpey had forwarded details of proposed additional signage to restrict delivery times and access routes to the Parish Council and County Highways for approval. Mrs Heelis was asked to respond on behalf of the Parish Council as soon as possible. The new site manager would be responsible for Health and Safety matters and was aware of the sensitivity of the site location. In addition, site personnel had been stationed at the end of roads leading to the site to prevent lorries from breaching the agreed site delivery times. It was suggested that certain works and deliveries could be undertaken during the half term and school holidays to reduce problems with school children and vehicles accessing the school.

Accumulations of soil on site:- It was recognised that a large amount of soil would need to be taken off site when the weather improved. Residents would be advised when this work was due to commence.

Screen Wall:- Mr Wood had visited Mrs Edwards resident of Shaws Lane with regard to issues caused by the Piling work. The work to construct a screen wall off Shaws Lane would be undertaken during half term. This would reduce the noise and dust experienced by residents off Shaws Lane.

Retaining walls:- These were shown on the Plan as required.

Western Power and Severn Trent work, St Chads Road:- The utilities had been advised that 4 weeks' notice was required prior to any works being carried out, however, Western Power had failed to comply and insufficient notice had been given to residents. Severn Trent had again been requested to give adequate notice and Taylor Wimpey was awaiting a programme for the work to be undertaken. It was anticipated work would commence in March to be completed in April.

Construction of roundabout, Shaws Lane:- Mr Conlon from Taylor Wimpey had visited Mrs Trigg and explained that there should be no change to the existing kerb and kerblines outside her property. In addition access to the property would be maintained at all times. This matter was now considered to be resolved.

Flooding and Drainage Issues:- It was noted that Engineering Drawing 100/U was the correct version showing the land drain as continuous and connecting to the surface water system within the development. The drain detail had been approved by the local authority and maintenance would remain with the purchasers. It was confirmed that land drains would indeed run along the length of the boundary with Trinity Road, St Chad's Road and part of Oak Road. An earlier site drawing of the same number was confusing residents and Mrs Heelis was asked to replace the plan available in the library with the correct version 100/U.

Mr Wood commented that he was aware of resident's concerns regarding flooding, but was confident that the works on site and the installation of attenuation tanks would disperse the water and help to mitigate flooding by ensuring a gradual release into the system.

Finished Floor Levels:- The floor levels were in accordance with approved Engineering Layout U. Mr Wood stated that Mr Smith from Taylor Wimpey had visited the residents of Trinity Road to discuss the stacking of soil and the compound layout at the rear of their properties. The residents had indicated a wish for low level stacking. There was to be no retaining walls to the rear of these properties unless shown on the plan, as the gardens of the new houses would be graded to run to levels approved on the site drawing and fencing with appropriate gravel boards would be erected. The existing site spine road had been reviewed and the Borough Planners and the developer were in agreement that this was in line with the agreed plans.

Trees:- The Borough Council Tree Officer had visited the site on several occasions and Taylor Wimpey had also engaged a tree consultant to visit the site and implement appropriate protection. It was noted that hedges fencing needed to be erected along the western boundary where soil was currently piled between the development and the trees.

Involvement with the community:- Mr Wood Indicated that Taylor Wimpey was engaging with the school and running activities and competitions. Taylor Wimpey was asked to consider assisting with a local project, possibly the resurfacing of Footpath 13 from Shaw's Lane to the Church and support for a project at the Cricket Club. Mr Wood and Mr Perrins were asked discuss proposals at a higher level and revert to the Parish Council. A further proposal to help improve the vehicle visibility splays at the junction with Newport Road and Green Lane was also put forward.

Taylor Wimpey also agreed to assess whether a greater number of apprenticeships could be accommodated through the local FE Colleges (Stafford and Newcastle). Councillor Pert was to facilitate dialogue with local FE Colleges.

The Councillors and Officers present indicated that they were satisfied that the development was proceeding according to the approvals and issues of concern had been, or were being, addressed. Some of the issues had arisen from work being carried out by third parties like BT and not Taylor Wimpey. Future concerns regarding site management should be reported to Mrs Heelis and Mr Laing and any additional items residents wished to raise should be notified to Mrs Heelis to enable further discussion at the meeting on March 15th, 2017.