

Wybunbury PC Triangle Committee meeting 6.8.15 7.30pm

Wybunbury Village Hall

Attendees P W Jackson, S Brownel, S Howcroft Wybunbury PC.

B Locker Triangle Group rep.

Cllrs J Clowes, S Edgar C E C

Apologies T Lightfoot, R Ellison-Jones & J Mahon_Wybunbury PC.

M Langhorn, M Donlan Triangle Group.

1.0 P W Jackson took the chair & welcomed all including Cllr Steven Edgar ward member for Shavington.

2.0 The first item to be discussed was the reapplication by Mctaggart & Mickel for the removal of condition 30 the increase by 90 properties to make a total of 450 properties on the site (15/3386N).

Cllr Clowes reported she had spoken to a Mr Neil Fallows of Persimmon Homes Ltd who stated that the infrastructure that had been approved & they were installing was only for 360 properties not 450.

So it would mean they would have to stop their work until the new agreed infrastructure scheme was agreed & who & how it was to be carried out & if it would affect what they were installing?

The approved surface water drainage scheme was for 360 properties not 450 so what was going to accommodate the extra water from the extra 90 properties.

To accommodate the extra 90 properties the current density (approved plan 360) of 16 properties per hectare, it would have to rise to 25 properties per hectare in the area left around the Persimmon core area, with one large area still being left out as at the moment the lady will not sell.

To achieve this increase in density it looks most likely that the property types will have to be houses, flats or 3 storey dwellings, this could be overpowering for the bungalows in Stock lane & Dig lane.

Also what was going to happen to the proposed access road on Newcastle Rd, to the amenity areas & also the access of Stock lane, would they then become estate access roads as the Persimmon access road is only designed for 360 properties.

What is going to happen to the common sewer connections running across the land behind the Stock lane/Dig lane properties when these proposed properties are built?

The extra surface water load on the holding area would have to be re-looked at as this has only been calculated on 360 houses & if more development on the Newcastle Road west of Stock lane is added to this brook then this could added to any spare capacity in the surface water holding area.

Is the shop, allotments & play area to be retained?

3.0 Cllr Janet Clowes reported on her telephone conversation with Neil Fellows of Persimmon Homes Ltd.

Persimmon Homes are to start building houses at the beginning of September & slow down development depending on demanded during the winter months.

No mention of the start on the water retention area or the sewer pumping station yet.

Cllr Clowes reported that Persimmon Homes were interested in meeting on a regular basis with the Parish Council leason group to discuss any problems that may arise & for Persimmon to update the leason group on site progress.

Cllr Clowes said that it would be good practise to include the Shavington ward Cllr Steven Edgar on the group & two Shavington PC members as well.

At this point the meeting closed.

P W Jackson

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