

07/36

MINUTES of an **EXTRAORDINARY MEETING** of Cradley Parish Council was held on Thursday, 20th September 2007 in Cradley Village Hall at 7pm.

PRESENT – David Creed-Newton (in the Chair), Roger Gill, Elizabeth Mikata, Rosemary Diamond, Alan Eldridge, Fred Beard, Ken Nason, Chris Lowder, Michael Allfrey, Katrina Turnbull and John Edgar.

APOLOGIES for inability to attend were received from Poppy Stanley and Jonathan Tudor.

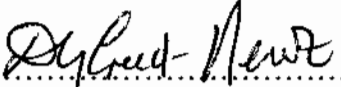
The Chairman gave a report on the site meeting which had taken place with Directors and a Representative from Herefordshire Planning (see attached) when it had been agreed that the site was not at all suitable for use as a play area.

Alternative proposals were considered but it was agreed that the use of the site as a wildlife area was not a possibility.

Following a proposal by Alan Eldridge for use of the site as allotments, it was agreed that as there were several trees on the site covered by TPOs, this was not a possibility either.

RESOLVED – On a proposal by DCN, seconded by RG and carried, it was agreed that the Parish Council take the commuted sum of £17,000. and that the play area land be divided between houses adjoining the proposed play area.

Herefordshire Council to advise us whether this would require a full planning application or whether it could be dealt with under “delegated powers”.

Signed.....  Dated..... 9 October 2007

Chairman

Old School Site, Cradley.

Site meeting 13 Sep. 07

Present:

Roland Close – Principal Planning Officer: Herefordshire Council
Fran White - Parks Department Manager: Herefordshire Council
Chris Mayes – Senior Landscape Officer: Herefordshire Council
Simon Taylor – Finance Director: Crest Land Investments Ltd.
Shaun Dandy – Director: Crest Land Investments Ltd.
Lisa Dandy - Director: Crest Land Investments Ltd.
Brian Heap – Director: Singleton Architects
Roger Gill – Chairman of Planning Committee: Cradley Parish Council
David Creed-Newton – Chairman: Cradley Parish Council

Agenda

1. Resolve the challenges involved with meeting the planning condition for a play area on the site.
2. Clear up any other reservations from Cradley Parish Council

Notes of the discussions

1. The proposed play area has a number of silver birch trees that are an essential feature of the site. All wished to retain this feature.
2. The level of the proposed play area is about 2 metres or more above the general site level.
 - i. This creates a difficulty in achieving safe access for any public use, in particular to meet the requirements of the DDA (Disability Discrimination Act). This would require a ramp of about 30 metres length; this can not be easily accommodated on the site.
 - ii. It is not practicable or desirable to remove the trees, reduce the level difference and re-plant new trees. The senior landscape officer is passionate about retaining the feature as it is.
 - iii. The level and location of the play area makes it overlook the rear of houses plots 6 and 9.
 - iv. For safety, security and noise reasons, play areas of this sort are commonly in view of the frontages of houses and at least 30 metres away from those frontages. Thus this proposed play area suffers from inherently poor planning from the outset.
3. In view of the above, the Parish Council will meet as soon as practicable to consider an alternative as follows:
 - i. That the requirement for a play area or any public use of the area be removed.
 - ii. That the land previously designated as play area be divided and allocated to houses plot 6 and 9. Plot 6, which has a small garden at present, would get the larger part of the area.

A handwritten signature in black ink, appearing to be 'Dandy', is located in the bottom right corner of the page.

