



MOULTON PARISH COUNCIL

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Senior Planning Officer
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17 June 2015

Dear Sirs

LAND AT BEEHIVE LANE, MOULTON

1. APPLICATIONS RE DISCHARGE OF CONDITIONS – 15/02331/DIS; 15/02330/DIS; 15/02131/DIS; 15/02130/DIS; 15/02127/DIS; 15/02064/DIS; 15/02014/DIS.

2. OTHER RELATED MATTERS

Firstly, we acknowledge that Bovis have sought to comply with the majority of Terms included in the original Outline Planning Permission (12/05668/OUT).

There are, however, a number of proposed amendments that give cause for concern to residents in the vicinity of the development site:-

- It is our understanding that Construction Traffic was originally to be routed along Beehive Lane. Bovis tell us that, albeit for a limited (unquantified) period they now wish to use Main Road, Summerfield Drive and Barnside Way to access the site until the surface of Beehive Lane is strengthened. Local residents are naturally concerned at this change in intention. They feel that the improvements to Beehive Lane should be undertaken at the outset, thus removing the need to utilise narrow estate roads where (legally) parked cars are a feature. We do not feel that Summerfield Drive and Beehive Lane can cope with large commercial vehicles, even for a limited period of time.
- We believe that the original agreement stated that Beehive Lane would be tarmacked at the outset, prior to the commencement of construction traffic activity. Recent advices from Bovis suggest that this will not be the case. They, we understand, intend to lay a solid base layer onto the existing surface, only adding tarmac once the site has been fully developed. The residents of properties at the northern end of Beehive Lane feel that this proposal represents an unnecessary delay in creating a surface that fully meets the needs of all users.
- Bovis advise us that they are applying for Construction Traffic to be able to access the site from 8am to 6pm weekdays and 9am to 2pm on Saturdays. Along with local residents we feel that this “window” is too wide. Can we please ask for a later start time each day, with a closing time of 12 noon on Saturdays?

- Residents of Jack Lane are concerned that Construction Traffic, specifically delivery wagons, may back up on the Lane waiting for site access. Can we please request that any agreed holding point is away from both Moulton and Davenham villages? Road 1 on Winsford Industrial Estate appears to be the ideal location.
- There is concern that road safety may be compromised at the mini roundabout linking Main Road, Jack Lane and Beehive Lane. We believe that this point is highly pertinent and would ask that signage is improved with a Trained/ Accredited Bovis Operative being in full time position at the end of Beehive Lane where it joins the mini roundabout.
- At the Strategic Planning Committee Meeting on 19 March 2015, representatives from Bovis outlined plans to move topsoil around the site to aid in levelling the land. The Occupants of Brown Leaves and Tall Trees (on Beehive Lane) are concerned that should land adjacent to their properties be lowered there is the possibility of drainage pipes being exposed. Can this question please be addressed at this point in time, not when land has been moved?
- Bovis advise us that they are seeking to have Beehive Lane and the Public Footpath across the site closed to pedestrians. Whilst we can, of course, appreciate the emphasis on Health and Safety aspects, we feel that consideration should be given to temporarily diverting the Footpath across the field. Totally removing this popular path will cause inconvenience to many people and may result in current Dog Faeces problems becoming more prevalent in both Moulton and Davenham.
- We trust that the removal on Newts from the site will be handled in a fully professional manner and in accordance with established procedures.

Lastly, we have never had sight of the agreed/proposed s.106 Agreement between CWAC and Bovis. Can we please be provided with a copy, along with any "Permission Granted Notices" issued to all Applicants (from Outline Permission to Reserved Matters)

Thank you.

Yours faithfully,

CLLR. ALLAN ASTON
Chairman

