

Thorpebury Liaison Group

6th September 2023

46th meeting

Teams Meeting

Attendees

- Councillor Owen Bentley (OB) – Barkby & Barkby Thorpe Parish Council and BABTAG
- Mark Pickrell (MP) – Charnwood Borough Council
- Geoff Mee (GM) – Leicester City Council
- Joshua Dollin (JD) – DWH
- Will Martin (WM) – CEG
- Victoria Walker (VW) - CEG

Apologies

- Councillor Brenda Seaton (BS) – Charnwood Borough Council, Leicestershire County Council and Thurmaston Parish Council
- Councillor Lynn Westwood (LW) - Thurmaston Parish Council
- Richard Wain (RW) - Hawksmoor
- Helen Bareford (HB) – DWH

Introductions and welcome

Action points arising from last meeting

- VW has been in touch with the new Charnwood Councillor to offer a briefing
- VW has asked Cllr Seaton if it is possible to assist in chasing County highways for the date of the consultation regarding the village mitigation measures

First Phase Project Update

JD explained that DWH is now at 60 occupations. He doesn't have any current figures available for the other two housebuilders. Landscaping works continue as the development progresses.

The Hamilton Lane S278 works will commence in January, subject to the relevant council approvals. OB queried when the access would open, and JD explained that there would be around two months of work involved. The priority will be from the estate onto the road from the southern end and a standard T-junction at the northern end.

Transport update

JD shared an image of the new gate which is being fabricated for the pinch point. It will be fixed into the ground with galvanised steel posts and a loop will hold the two gates together. He is awaiting a date that the gate will be completed so he can book in the installation.

OB said that it was unacceptable that the gate hadn't been put back over the summer and raised concerns as to whether the new design will be robust enough to prevent access.

JD explained that the issue is that it must be a gate that emergency services can swiftly and easily access. In an ideal world a retractable bollard would be used but it is not possible here due to the emergency services requirement. OB queried if the gate was a planning requirement. MP said it was a requirement in some form but not sure on the mechanism and JD said the access route for traffic is defined by the planning agreed Construction Management Plan, but the exact mechanism (e.g. the gate detail) doesn't seem to be conditioned.

OB queried the bollards at either side of the pinch. JD explained that these have been requested as part of the Road Safety Audit remedial works which also include signage and road markings. The request to deliver all of these has been made to County Highways but the housebuilders still do not have approvals yet in order to deliver these.

OB and VW agreed to liaise with Cllr Seaton to see if she was able to encourage County Highways to action the approvals. **ACTION POINT**

OB highlighted that the southern access priority really needs the remedial works and queried if a reverse in the priorities would help? JD said that this would still result in an issue on the slope and the housebuilders are beholden to County as to what can be done as it is their highway, so permission is required.

WM highlighted that we are still waiting to hear from County regarding the village mitigation measures and date of consultation. It was agreed that OB and VW would liaise with Cllr Seaton to see if there was anything she could also do to speed this up. **TO NOTE POST MEETING** County has now responded and the team is reviewing comments and will respond w/c 18/9/23

OB queried if County Highways could be invited to the next liaison group meeting. WM and MP explained that County Highways are due to attend the steering group meeting and WM asked if MP could see if they were attending next week as they haven't been able to go to the last few meetings. It was agreed OB and VW would ask Brenda if she could encourage one of the team to attend the next liaison group meeting. **ACTION POINT**

Any Other Business

OB queried if sales had been affected by the current mortgage challenges. He had seen that the farmer was ploughing and preparing for sowing in the fields. JD said that sales remain steady after the initial rush. WM added that we can release the land for future phases and compensate the farmer accordingly. However, we will only have the timescales for this once the southern link discussions complete. GM said that Savills had completed its report and the City Council was reviewing this and there would be meetings over the coming weeks.

OB highlighted he was able to access the website on his phone and could see it had been updated with the last minutes. He still got a security issue on the computer. GM said he got a similar message through a google search but by typing in the website address he could access it without a problem on the PC. VW agreed to liaise with the web designer and highlighted she was receiving resident queries through the website.

MP highlighted that Davidsons had submitted a S73 application to amend some of the layouts so there will be a consultation coming out on that in the next few weeks.

Date of next meeting

Thursday 23rd November 11am. Venue to be arranged