

MINUTES OF PATTINGHAM AND PATSHULL PARISH EXTRA ORDINARY COUNCIL
MEETING HELD ON THE 16TH MARCH 2026 AT PATTNGHAM VILLAGE HALL

Present: Councillors: A Freeman (Chairman), J Tomlinson (Vice Chairman), W Morris, Mrs S Attwater, R Northwood, Mrs A Kemp,.

Also Present: Mrs J Cree, District Councillor Mrs V Wilson, District Cllr Mrs V Wilson, and 30 members of public.

62/26. Apologies for Absence

Apologies of absence were received from Cllr J Yardley, N Caine, D Glynn, N Burton, Mr S Walker.

63/26. Declarations of Councillors' Interest.

None were declared.

64/26. Public participation to enable members of the public to express their views on the application below.

Standing orders were raised to enable members of the public to speak.

- View on flooding, and the field floods as it is.
- Damage to the road from the flooding causing potholes
- More surface water will come from the field if developed.
- This is a 60mph road, they have spoken to the developer that this is beyond their remit to change this.
- Horses and dog walkers use the road.
- Due to a road closure today the school busses had to use the road today and caused chaos.
- Single carriageway road, so you cant get 2 cars passing.
- In the transport assessment they do not mention the change of speed limit from 30mph to 60mph, at the moment we are thinking of people living on the site, but what about construction traffic.
- Pulling of the drive this evening opposite the site was impossible.
- They are proposing to remove the highways vege and put a pavement in place and retain the gardens with a new wall, who will maintain the wall after.
- The road is used by horse riders and the additional traffic would make it very dangerous.
- The developer should provide a specific visibility splay, and the proposed splay is substandard.
- The safe stopping distance is 70m at 60mph, and the distance to the junction is 45m, so you could not stop if driving at speed.
- It's a Greenbelt field.
- For 47 years the field has been agricultural, and is grade 1 agricultural land. The government have changed some greenbelt status to greybelt but the government also know we need land for farming to grow land.
- There are no exceptional circumstances to take this out of Greenbelt. There is an allocated site that should be developed before anything else.
- 65 homes, added pressure on transport, schools etc.
- So many inaccuracies in the application, such as presence of newts when they were in hibernation.
- Sewage – what will happen to this for 65 homes.

- Flooding, Clive Road storm drains come up and flood towards the listed building.
- Drives get eroded as cars pull in to pass.
- Inadequate drainage – water comes up through the drains through onto patios.
- All houses in that area are on septic tanks, there are no mains sewage connection.
- The wildlife in the area would be greatly affected, bats, owls etc.
- The road cannot be widened by the listed building.
- Dangerous precedent for any future development is allowed.
- The developer builds all over the area, to develop Greenbelt sites.
- Where the road is going through, the hedge should be categorized as an ancient hedgerow to protect it.
- Play are need the current houses.
- Greenbelt is the main issue, it is not a tier 1 village it is a tier 3, we don't have the transport etc to support this type of application.
- Objections on the portal, everyone should submit the objection online asap, and encourage everyone to do this.
- If there is an issue on the main road, it is diverted through Pattingham.
- It was noted that there is an issue with sewage, that comes up through the drains and it is a major problems.
- Speed watch is undertaken in this area and shows speeding is an issue.
- There is also no school crossing patrol person anymore at the end of Clive Road.

District Cllr Victoria Wilson addressed the council: -

- Cllr R Reade could not attend as he is on the Planning Committee.
- If the Officers want to approve the application, it goes to the planning committee to vote on it.
- In this country the government have said they need 1 ½ million homes.
- They have allowed development in the greenbelt to meet the land areas needed for these numbers.
- She was at the pre-app meeting, initially they put forward for 80 properties, special circumstances not met, greenbelt, so they sent the applicant away to come back again in this form.
- Present application is outline only, basic detail as specifics are added after in the full application.
- She contacted Highways Planning team, Highways have not received the application yet to comment on it. She had to get them to look the application up. One of the concerns is 60/30 walking in this area, would be treacherous.
- The applicant proposes a build out for the pavements to facilitate pedestrians. This is not the answer.
- Road is too narrow.
- Bird House Cottage, by splitting it away from the village with a new house barrier, this would have a heritage impact.
- She is not certain this will be refused.
- But if it is accepted, we need to make conditions certain.
- Construction traffic – is looked at after and a traffic management plan must be agreed before work starts.
- We need to concentrate on the material planning matters.
- Such as its Greenbelt, flooding they want to put in 2 soakaways.
- Ancient hedgerows is not a planning matter.
- The wildlife is a possibility.
- The traffic report – it should have been in a closer location to the entrance.

- When the survey took place, Clive Road was flooded and people were avoiding the road.
- She is having a leaflet printed and she will take it to each household.
- She will ask it to be extended the consultation deadline.
- If you email her comment's she will pass them to planning.
- The accidents in the villages she looks after, and many do not get reported as they are mostly minor, so there isn't any evidence to support there is an issue.
- This is similar to the Brewood application, and some of the reasons that was refused may help.
- The developer will put in an application under the threshold of having to provide other services like doctors etc.
- Works is scheduled to help with the flooding on Clive Road and should have happened in January.
- Public speaking is allowed at planning, and you have to prebook to be allowed to speak.

Standing orders were reinstated.

The Chairman reminded everyone to submit comments directly on the portal and spread the word.

65/26. To discuss and make a recommendation on planning application 26/00178/OUTM Outline planning application for the construction of up to 65 residential dwellings (Use Class C3), together with the provision of open space, landscaping, and associated infrastructure (vehicular and pedestrian access considered, all other matters reserved) Location: Land West of Clive Road Pattingham

It was proposed by Cllr A Freeman and seconded by Cllr Mrs A Kemp.

It was agreed to recommend refusal on the grounds that this is:-

- This is a development in the Greenbelt with no exceptional Circumstances, and this is a grade 1 agricultural field.
- There are crested newts in the area, that need to be protected (when the survey was completed they were in hibernation).
- The visibility splay is not the correct regulated size.
- The access comes on to a 60mph road which is not mentioned in the transport plan.
- It would affect a listed building that is in close proximity to the new houses and isolate the building and cut them off from the village.
- The lack of infrastructure, there are limited bus services, no doctors surgeries,
- Lack of safe access for pedestrians, cyclists and horse riders on this narrow single track road, with limited passing areas, with limited pavements.
- In Clive Road, there are serious flooding issues, taking away land that floods and holds water now would have a major impact on the existing residents.

If the application is approved we would want included:-

- A set maximum of houses at 65 and no more.
- An agreed housing type in keeping with the existing area, 50% affordable housing is the stipulated amount and should be the minimum allowance.
- A S106 money should be requested for a set project not just a children's play area such as improving public transport to get a weekend and nighttime bus service.

Dates of Next Meetings

20th April 2026 (APM 7.30pm) 6.30pm (4 year plan), 8pm full Council meeting

Meeting closed at 20.35pm.