



18 May 2018

Stafford Borough Council
Development Control Department
Civic Centre
Riverside
Stafford
ST16 3AQ

Clerk to the Council:
Mrs Catherine Gill
79, Sycamore Drive
Hixon
Stafford ST18 0FB
Tel: 01889 272679
Email: clerk@hixon.gov.uk
Web: www.hixon.gov.uk

Dear Sir/Madam

Planning application 18/28351/FUL Demolition of Public House and construction of new A1 retail unit and three dwellings, The Green Man, Lea Road, Hixon ST18 0NR

Hixon Parish Council considered the above application at its meeting on May 15th and **objects** to it for the following reasons:

Heritage

- The Green Man public house has been in Hixon since the 1800's. The property is believed to date from the mid-nineteenth century, as its name first appears on the 1882 Ordnance Survey map, although the site appears to have been occupied since the early nineteenth century with references to Hixon village dating back to the early seventeenth century. The Green Man is a non-designated heritage asset, as stated in the DCLG report Ref: APP/Y3425/W/15/3137539. A survey of residents conducted in May 2018 by the Parish Council showed that 70% of residents responding were opposed to the demolition of the Green Man pub.
- Demolition of the Green Man would be a loss of a valuable community asset, as the pub is a community hub.
- An application for registering the Green Man pub as a community asset (Asset of Community Value (ACV)) has been made to the Borough Council by the Campaign for Real Ale (CAMRA) on behalf of local residents and this application has the support of the Parish Council.

Parking

The number of parking spaces being provided is 12 - this does not conform with Stafford Borough Council's own car parking standards, which dictate that the number of parking places should be 27. The Transport Statement provided claims that none of the staff working at the retail unit (Co-op store) will use vehicles to get to work and that the customers will mainly be basket shoppers as opposed to trolley shoppers and customers and staff will primarily get to the shop on foot, cycle, by bus, or by train and bus combined - the nearest train station to Hixon is at least 6 miles away and it is ludicrous to suggest that train travel would be used by staff or customers to get to this retail site. These transport claims have been made despite the infrequent bus service to Hixon and the fact that many people that visit the existing convenience store in Hixon use cars, vans, lorries and tractors to get there and park in the close vicinity to the shop.

Highways

- There are problems in terms of the access and egress to the site.
- There are insufficient parking spaces proposed and parking would inevitably occur on nearby roads causing problems to residents and other road users.
- There would be even more traffic throughout Hixon due to vehicles being driven to the shop and particularly along Lea Road, which is already dangerous due to speeding traffic and the narrowness of the road.
- Many pedestrians - mainly children - use Lea Road to and from the local primary school and to and from the school bus that goes to the catchment secondary school. In many places there is only pavement on one side of the road and one section of Lea Road is completely devoid of pavement. Increasing the traffic in this area will cause even greater concerns for pedestrian (and driver) safety. Many concerns have been raised to the Parish Council about the amount of traffic and the speed of traffic along Lea Road in the past.
- The visibility splay is not long enough for the vehicles leaving the site - and as the speed of some of the traffic is currently >30mph, as recorded by the Speedwatch Team, the visibility splay should exceed that required for a 30mph road. The neighbouring field whose boundary would be affected to get sufficient visibility splay is believed not to be in the ownership of the applicants.

Detrimental Effect on residents

The noise, including road and movement noise and unloading noise, from the lorries delivering to the shop will be detrimental to the surrounding properties and affect the amenity of the neighbourhood.

Detrimental effect on the character of the neighbourhood

The demolition of a heritage asset in the form of the Green Man pub and the erection of a convenience store and housing would be detrimental to the character of the neighbourhood.

No demonstrated need

- The need for a further convenience store has not been demonstrated (the majority of residents responding to the Parish Council questionnaire did not want one) and planning consent already exists for conversion of the WWII hospital buildings near Egg Lane, Hixon in to retail units (15/22208/COU). There is also an empty and unused retail unit on Bath Lane in Hixon. Additional retail units would be surplus to requirements.
- A survey of residents conducted in May 2018 by the Parish Council showed that 78% of residents responding were opposed to having a Co-op mini-market on this site.

Neighbourhood Plan

- The proposed house design is contrary to the Hixon Neighbourhood Plan as they are shown as 2¹/₂ storey houses - the Neighbourhood Plan states a maximum of 2 storeys. The proposed design would be out of keeping and out of character with the neighbouring properties and the rest of the village.
- A survey of residents conducted in May 2018 by the Parish Council showed that 69 % of residents responding were opposed to the building of three 2¹/₂ storey houses on this site.

The Council trusts its comments will be taken into account.

Yours faithfully

Mrs Catherine Gill
Clerk to Hixon Parish Council