

Norbury Parish Council

Minutes of the meeting of Norbury Parish Council held on 26th February 2025 at 7pm in Norbury Village Hall

Present: Cllrs A Evans, K Stubbs, P Turnock, P Rushton, S Ellis, P Rushton, A Palmer, W Marginson along with the Clerk J Cooper, Borough Councillor S Spencer and County & Borough Councillor M Winnington

Public Open Forum

Approximately 90 residents were in attendance the majority of those who spoke, raised their concerns about application 24/39904/FUL proposed construction of an 80-berth canal marina basis and associated works together with car parking. There were a couple of people who supported the application but would like further information.

The main areas of concern raised were:

- Lack of consultation with residents
- Views had only been sought from residents of Norbury Junction not the wider community
- Additional documents posted on SBC website on 26th February giving little time to read and understand them.
- Safety of roads during construction and post construction. It is a school bus route. Lots of single track roads.
- Roads are already suffering, additional traffic would exacerbate the situation
- Plans for similar proposals refused elsewhere and this should be the same
- Seems misleading – is there or isn't there a dedicated access road to the marina? There is a feeling of dishonesty
- Access is over a small historic bridge. Would the bridge accommodate large construction vehicles.
- Even if it is non-residential, how will this be managed? In practice people do live in non-residential boats.
- Car park may not be large enough if there are 2 cars for each boat
- Residents may not necessarily want the village to grow with more people and additional traffic.
- If construction lorries meet oncoming lorries/farm vehicles then this would cause a big problem and increase danger to pedestrians, cyclists, horse riders etc. There are not enough passing places. The traffic report posted on SBC website is not a true reflection.
- What will happen to the public footpath?
- More information is needed on the impact on environmental matters
- Could the access road be somewhere else? Proposed access has poor visibility and would be dangerous.
- Impact on historic character, added pollution and noise.

There was a show of hands with the majority of those present confirming their objections to the application. There were a few who were in support.

Residents were encouraged to make their representation known using the online facility on Stafford Borough Council's website.

1 To receive apologies

None received.

2 Declarations of Interest

There were no declarations of interest.

3 To receive the minutes of the meeting held on 29th January 2025

The minutes of the meeting were approved as a true and accurate record.

4 To consider any matters arising.

There were no matters arising.

5 To receive the Chair and Clerk's reports

There were no matters to report.

6 To consider any planning applications

24/39904/FUL Engineering operations to existing canal and towpath to enable proposed construction of an 80 berth canal marina basin and associated works, including marina entrance bridge, dry dock, boat house, facilities building including managers accommodation above, improvement of site access and formation of site access track, together with car parking and new landscape planting. At land east of Shropshire Union Canal, Norbury Road, Norbury Junction

All councillors supported residents in their request for further consultation with the applicant before an informed decision could be reached. Norbury Park Estate to be requested to arrange a public consultation.

There was lengthy discussion and a detailed report (see Appendix 1) was read out. Based on this information, it was agreed to object to the application because of:

- Lack of meaningful consultation
- Impact on traffic
- Impact on environment
- Impact on noise levels and pollution
- Impact on character and appearance of the area
- Impact on local amenities and services

7 To consider any finance matters

It was agreed to pay outstanding invoices to:

- a) 123 Registration for the council's website and domain name £100.66
- b) SBC for Civic Amenity Visits during 2025 £236

At the next meeting, donations would be considered.

8 To discuss any matters requiring attending in the parish

- a) At the next meeting, all outstanding matters as discussed in recent meetings would be considered and an action plan formed.
- b) It was noted that there are dangerous trees between the two aqueducts that need addressing, possibly by the Canal & River Trust.

9 Date of next meeting

Wednesday 19th March 2025 at 7pm

APPENDIX 1

Key notes of objection regarding planning application: Norbury Park Estate Marina

Impact on traffic and transportation

- The proposal uses the local school bus route as means of access and egress to site. There are 4 school buses that use this route on a daily basis between the times when the construction and in particular contractor traffic will be at its greatest. This not only puts children of the neighbourhood at serious risk whilst they wait for the bus or when disembarking to walk home (note there are limited to no footpath's due to this being a rural neighbourhood), but also increased the risk of a road traffic incident involving a school bus or school children as the lanes are single track with small passing points not wide enough to accommodate a bus and HGV traffic.
- The site access routes are single track roads with infrequent passing places:
 - They were not designed or are suitable for construction traffic.
 - Passing places are not wide enough to pass two large vehicles such as a HGV and tractor or other farm machinery
 - Passing places are not large or frequent therefore HGV's and large plant would result in damage and destroying country verges increasing the mud on the roads and increasing the risk of a road traffic accident due to increased skid risks.
 - The proposal will increase congestion of these rural lanes
 - They are frequently used by pedestrian's, 'note this road from forms part of the millennium walk', cyclists and equestrians, including use by horse and carts. The increase in construction traffic would significantly impact the enjoyment of recreational activities by locals and others and also put these users at a safety risk.
- The current road network is in poor state or repair and is of regular concern to residents and is discussed on a monthly basis at Parish meetings – the increase in traffic and particularly large HGV and escorted vehicles would increase the rate of disrepair. The current conditions have resulted in significant damage to local residents vehicles, the further deterioration would further impact local residents safe access in and out of the village.
- Times proposed are unreasonable and will impact residential daily commute to/from work.
- The Access to site is via a small historic bridge over the canal, the bridge forms part of the Norbury Canal Junction Conservation area. It is unknown what the bridges weight limit is and therefore it is unknown if it would accommodate the increased frequency of the HGV and large plant as part of the construction – this results in a potential to damage/collapse of structure. Collapse or structural damage resulting in the bridge being taken out of use would have a major impact on access to the villages and local area.
- Parking is an issue at the current marina resulting in cars being parked on the side of the road on a blind bend. Whilst construction is ongoing this issue will not be alleviated and will increase the risks to all road users.
- Although there is 80 parking spaces being proposed for 80 boats – it is unclear if this will be sufficient for the proposed purpose.
- The main access road to site is a single-track bridleway and therefore unsuitable for two-way construction traffic and future access to the marina
- It is unclear if people will be allowed to stay over on the marina and if so for how many nights – this will impact the traffic impact, pollution to the area (log burning stoves), noise and if there is sufficient parking spaces for the proposal as most families have 2 cars.
- The development is in a isolated rural location with no public transport

- The access road from the lane when pulling back out is of very poor visibility and creates a road safety hazard.

Impact on the environment

- The development will result in the destruction of habitats and disruption of wildlife including newts and ground nesting birds. Residents have advised that they regularly see Newts on the canal path migrating from the canal into the field where the proposed entrance to the new Marina is proposed.
- The proposed area forms part of Norbury Canal Junction conservation area which includes the Shropshire Union Canal. Conservation areas are to protect areas of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The proposal would detrimentally lose the historic character of this protected area as it is not aesthetically in keeping with the historic element of the conservation order.
- There would be loss of local ecosystems.
- The development has a potential to increase pollution from construction activities into the waterway and particularly the additional vehicle traffic into a rural location will affect the air quality.

Impact on noise levels and pollution

- The noise from the dry dock activities operating 7 days a week will significantly impact the quality of life for residents in the vicinity such as the use of power washing, hammering, sanding grinding. There is no sound proofing considerations in the proposed application or mechanical ventilation for the activities to meet current health and safety standards – Mechanical ventilation will increase the noise levels proposed that seem very low durations for the activities proposed.
- Excessive noise from construction traffic and additional traffic post build will affect all residents in Norbury village as it will be significantly above current countryside noise level.
- The additional smoke from 80 boat log burners that predominantly burn coal will create a winter smog in the valley and village creating health effects to neighbours.
- The potential impact from both noise and air pollutions will impact the well-being of the community.
- Light pollution – there are no street lights or public lights in the village or surrounding area. There is extensive lighting proposed to the development that will create a glow in the area resulting in unwanted and unwelcomed light pollution.

Impact on the character and appearance of the area

- Norbury Junction has a steeped history and the development does nothing in preserving the character and appearance of a neighbourhood with the buildings and lighting proposal not being in keeping with the area and threatens the heritage value of the area.
- The proposed delivery hours are before working hours and weekends will impact the local community and disturb people on their rest days. Lack of sleep is known to impact personal mental health and wellbeing.

Impact on local amenities and services

- The development, particularly during construction will put significant strain on infrastructure – Norbury village sewerage system have long-standing issues with partial and full collapses. In recent years 2 properties have been flooded with sewerage due to the

collapse of the sewer with one at the junction of Penfold lane still to be repaired. The additional HGV activity over the old sewerage system will increase the rate of deterioration, resulting in more frequent collapse and loss of basic hygiene amenities to the local resident.

- Significant number of properties in the village were built 1800's, including 2 Grade II listed properties. They are constructed of traditional sandstone or no foundations that were not designed to withstand the vibration and movement from large plant and equipment or HGVs
 - The increase in HGV and extra-large loads have the potential to damage old foundations and structurally instable houses including the Grade II listed property.

Additional considerations:

- The application states that there will be no industrial or commercial processes and machinery – the dry doc activity would potentially fall under this category of activity
- There has been lack and no consideration of the local village (Norbury Village) in the application that will be impacted by increased vehicle movement to the detriment of the village and local community
- The development has no benefit to the local community only to the detriment of the local residents and businesses (in particular farmers who will be impacted by the increase in large over sized vehicle and HGV's peculiarly during harvest)
- There has been little to no consultation (none for Norbury Village)
- The statement in relation to public consultation is inaccurate. Letter dated the 16th Feb 2023 advised that a public meeting would be held for local resident this has not happened.
- Public consultation has been with one business Norbury Wharf who will be the sole beneficiaries of the proposal.

It is important to note that the Canal and River Trust have wrote to their members to request that they write a comment in support of the proposal which creates a unfair bias of consultation and miss representation of the consultation.