

Project: Berwyn Drive, Heswall – Huws Gray Building Materials Centre
Meeting 5th October 2010, 9.30am

Present: Mark Smith – WBC, Deputy Director, Head of Service Streetscene and Waste
Mike Peet _ WBC, Assistant Director – Traffic Management Division
Paul Barton – WBC, Traffic Management Division
John Llewelyn Jones – Company Chairman, Huws Gray
Terry Owen – Managing Director – Huws Gray

ITEM		ACTION
1.	MS introduced the Council officers and explained the political situation and the process of how the residents' petition has been considered and also thanked the Huws Gray Directors for agreeing to meet us.	
2.	PB asked if the possibility of relocation had been fully explored following contact with Wirral Invest.	
3.	Firstly TO explained that since Huws Gray purchased the lease for Heswall DIY and Fabricums in 2005, they are extremely pleased with the growth of their business but pointed out that in real terms whilst they had increased average customer spend at this site, turnover had actually reduced and explained that consequently there must be a reduction in footfall and vehicle movements to the site.	
4.	JLJ also explained that as part of the deal they inherited two sub- leases with Heswall Glass and Wirral Tools who were already trading on the site and their continued trading undoubtedly adds to the sites traffic volume, including articulated lorry deliveries twice a week to Heswall Glass.	
5.	PB indicated that he felt the residents were more concerned with the size and frequency of the delivery vehicles servicing the site rather than the numbers of customer's vehicles visiting the site.	
6.	JLJ also confirmed that under previous ownership the Berwyn Drive site was open for business 7 days a week. Huws Gray only operate for 5 ½ days per week and are closed from Saturday lunchtime until Monday morning and deliveries are confined to working hours from Monday to Friday	
7.	TO explained that the business would require a site of at least 1.5 acres within the Heswall or Pensby area to make any relocation commercially viable. He confirmed that Invest Wirral had not yet identified any suitable sites.	
8.	JLJ confirmed that the vacant car dealership site on Pensby Road had been considered but there is insufficient	

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	yard space within the site to make it viable.	
9.	MS requested PB investigate further with Invest Wirral.	PB
10.	PB asked what the likely hood of Huws Gray being released from the remainder of their lease agreement if a suitable alternative site was available.	
11.	JLJ considered that this might depend on the Wirral's development moratorium being lifted for the site, and explained that the landowner had indicated at the time of purchasing the lease that if the site could be developed then they would not be selling the lease.	
12.	PB explained that members of the Highways and Transportation Panel had particularly asked that we investigate any possible improvement to the entrance to the site that would allow delivery vehicles to enter and leave the site in the same direction to reduce the requirement for vehicles to use Hillfield Drive.	
13.	JLJ indicated that they had investigated the possibility of removing the sheds to the right hand side of the site entrance. However the landowner had proved hard to contact to discuss the issue. JLJ and TO confirmed that if the owners did not have a problem with the shed being removed, that they would be happy to consider undertaking the work although there may be implications to the boundary wall with No 6 Berwyn Drive and requested that the Council investigate the need for a structural survey to ensure any work would not compromise the boundary wall.	PB to discuss with Simon Fox
14.	MS requested that PB arrange an 'Autotrak' HGV swept path run to ensure any possible improvements would improve manoeuvring for articulated vehicles.	PB
15.	The detached block of 3 garages to the left of the site entrance was also discussed. It is not known who owns these garages but it was agreed that the removal of this building would allow a substantial improvement to the access.	
16.	JLJ confirmed that if the owners could be traced and a figure for purchase was put on the building, then the company would consider its purchase to allow further improvement to the site entrance.	
17.	PB to investigate who owns the garages.	
18.	MS explained that it is the size of the vehicles that is the particular problem and can logistics be optimised using smaller vehicles.	
19.	JLJ and TO explained that Huws Gray already use their Ellesmere Port branch for certain stock transfer deliveries to Heswall and their other branches on Wirral using	PB

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2 of 3

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January 2005

	smaller lorries within their fleet and have also requested that their suppliers endeavour, where possible, to use smaller lorries for Heswall deliveries. Some have been able to heed our request, but others are unable for logistical and commercial reasons.	
20.	TO also explained that the company have opened brick distribution centres in Warrington and Queensferry which allows manufacturers to deliver to these centres and be distributed to the Huws Gray branches using there own smaller vehicles rather than being delivered direct to the branches by the manufacturer using large vehicles.	
21.	JLJ indicated that the company are looking for a single site for their two existing branches in east Wirral.	
22.	MS requested that a more accurate figure on how many articulated vehicles visit the site each week. TO explained that is difficult to quantify.	
23.	JLJ informed meeting that the company had investigated taking over the sub leases on the site whose deliveries also create problems for the company, however the leases have some years remaining.	
24.	MP raised the possibility of gaining access directly from Pensby Road through the large garden of No 201 Pensby Road. Before this could be pursued, the potential highway and planning implications would need to be assessed. This option would also very much depend on the occupants being prepared to sell the land required.	PB to discuss with Planning Development Control
25.	The meeting agreed that there are a number of issues to pursue and MS thanked JLJ and TO for taking the time to meet. MS agreed to share the minutes of the meeting with Huws Gray.	