

Leomansley Area Residents Association

Minutes of Committee Meeting Held Monday 3 July 2006 @ Waitrose

Present

Mike Wall (MW), Patrick Martin (PM), Graham Edwards (GE), Roger Hartley (RH), John Thompson (JT), Tim Shrigley (TS), Valmai Bowden (VB), David Sandland (DS)

1. Welcome and Introductions

JF welcomed David from Waitrose and thanked him for his hospitality
Everyone introduced themselves

2. Apologies

Ian Williams, Jeff Fry

3. Minutes of Meeting 8 May 2006

Agreed

4. Matters Arising/Action Points from Previous Meeting

- Contacting Maple Hayes Trust regarding the woods – tipping and fires – MW will contact the Trust although most issues seem resolved
- Housing Association properties on Walsall Road – repairs still not actioned. GE to follow up
- Meeting with Taylor Woodrow – on Agenda
- S106 –see meeting LDC.
- Darwin Park Bus Service – is operating but doesn't appear to be well used
- Parking in Leomansley View –no parking signs to be erected
- Neighbourhood Watch – MW to provide more leaflets
- Remembrance Gardens - No-cycling signs – continuing
- Footpaths – agenda item.
- Play Area – agenda item

5. Finance Report

One cheque issued to JT re: planning documents
Balance £114.19 credit

6. Meeting with LDC

Planning Application for Blair House is likely to be considered in August. LDC were reluctant to give out any detailed information at the meeting but confirmed they had sought legal opinion on the issues surrounding Blair House/S106/Public Open Space.

It is clear that a number of changes have been made to the development brief but little consultation around these changes

Imperative that residents and others now make their views known through individual responses to the planning application. In addition, LARA to submit an objection on behalf of local residents.

There is concern that local residents have not been notified of the application and therefore knowledge of what is going on around Blair House is not widely known.

JF has put information on the website together with a 'make your views known' electronic form

Action

Individuals to make written objections by 17 July

Short Newsletter to be distributed in the locality – TS to draft

MW to contact the Chronicle

All to lobby local members

JT to draft an objection on behalf of LARA

RH to contact John Smith?

MW to e-mail JF re: comments made via website

S106 – allocation of monies to the Garrick was discussed. JT/MW were pressed by LDC officers to indicate whether we accepted that what has already happened cannot be changed. JT/MW made clear they wished the additional allocation of £50,000 to be reviewed and reserved the position depending on whether a fair, open and transparent process was used for allocating further monies. The way forward must be through a transparent process of consultation. £481,000 has been received since the first tranche of S106 monies and LDC agreed to review the decision to allocate £50,000 towards paving at the Garrick

7. Play Areas

4 play areas proposed – 2 for toddlers; 1 for 'early teens' and a Multi Use Games Area (MUGA). Proposed site is diagonally opposite Blair House close to where the developer's compound is.

Site of all play areas is crucial if they are not to become a source of nuisance to local residents and act merely as a 'gathering place' for older teenagers which will then deter other youngsters from using them. This applies to both the proposed sites and any area that might be used on a temporary basis

Action – site of play areas, permanent and temporary, to be raised at meeting with Developers

8. Footpaths

VB has spoken and written to Staffordshire CC

With regard to the footpath at the side of 2 Friary Road, the incline could be reduced and the stile removed but CC have deferred any works due to budget constraints

Path at the side of Victoria Hospital – this is 'unofficially closed' and the Developer is applying for a diversion

Footpath at the side of the lower balancing ponds – developer has closed these whilst works are carried out on Phase 4. Unfortunately, this has occurred at the same time they are carrying out works to the remaining footpaths that are used as the 'diversion'

Action – closure of footpaths/condition of footpaths to be raised at the meeting with the Developer

9. 2 Friary Road

Planning Permission granted. Property secured.

10. Agenda for Meeting with Developer

- Play Areas
- Footpaths (including lack of lighting)

- Completion of POS
- Areas of land where there appears to be a dispute over ownership/responsibility eg land to side of 23 Walnut Walk
- Bins for Dog waste

Options for dates – 26 July am, 17 or 18 August am

11. LDF

Feedback from JT

Sport England objected to the method of assessment used for sport provision and LDC conceded that 'they hadn't got it right'. New analysis and policy will be produced. JT asked that LDC should not reclassify any land designated as RZ until new analysis is completed. Await the Inspectors report.

There remains the issue of land allocated for the Community Centre which is now partly within the Waitrose site and any new 'allocation' would be within the now designated RZ area. Following the logical argument about not redesignating space this now puts the development of the community centre in doubt for the time being.

12. Birmingham Road Development/Police Station

Birmingham Road development and relocation of police station to Eastern Avenue on green belt land – to be raised at next ARA Meeting

13. Date of AGM

Likely to be consultation on S106 monies in the Autumn
Bearing in mind the need to produce and distribute a Newsletter at least 28 days in advance of the AGM agreed to set the date as **4 November 2006 @ Martin Heath Hall** (NB agreed that it wouldn't be practical to use Waitrose on a Saturday morning)

Action – GE to book Hall

14. Correspondence

None

15. Press/Publicity

Blair House – need to contact press and distribute Newsletter

11. Agreed Actions

- *Contacting Maple Hayes Trust regarding the woods – tipping and fires – MW will contact the Trust although most issues seem resolved*
- *Housing Association properties on Walsall Road – repairs still not actioned. GE to follow up*
- *Neighbourhood Watch – MW to provide more leaflets*
- *Blair House*
 - *Individuals to make written objections by 17 July*
 - *Short Newsletter to be distributed in the locality – TS to draft*
 - *MW to contact the Chronicle*
 - *All to lobby local members*
 - *JT to draft an objection on behalf of LARA*
 - *RH to contact John Smith?*
 - *MW to e-mail JF re: comments made via website*

- *Meeting with Developers – following to be included on the Agenda*
 - *Play Areas*
 - *Footpaths (including lack of lighting)*
 - *Completion of POS*
 - *Areas of land where there appears to be a dispute over ownership/responsibility eg land to side of 23 Walnut Walk*

- *Relocation of Police Station – to be raised at next ARA*
- *AGM – 4 November – GE to book Hall*

12. Date of Future Meetings –

Monday 11 September 8.15pm. Venue – Waitrose

Monday 23 October 8.15. Venue - Waitrose