

Leomansley Area Residents Association

Minutes of Committee Meeting Held Monday 11 September 2006 @ Waitrose

Present

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

3. Minutes of Meeting 3 July 2006

Agreed

4. Matters Arising/Action Points from Previous Meeting

- AGM confirmed as 11 November (Hall unavailable for the original date of 4 November)
- Blair House – awaiting committee decision. Depending on the outcome referral to Local Government Ombudsman to be considered. *Meanwhile, a copy of the LARA representation to be copied to the 3 Leomansley Councillors (JT)*

5. Finance Report

Annual Finance Report presented
Balance £114.19 credit as @ 30 June 2006
Further receipt of £50.00 received from the City Council
Annual Accounts agreed

6. Meeting with Developers & LDC

See minutes previously circulated by JT

7. S106 Update

New procedure on consultation to be presented to Cabinet in October.
As regards the £50,000 currently allocated for upgrading the paving at the Garrick, still feel that a more appropriate use of these funds would be to upgrade the public footpaths on the Darwin park development.
JT to write to LDC advising of this and to emphasise the need to involve LARA in any future consultation on the use of the S106 monies.
JF to also e-mail local residents for ideas on what S106 funds should be spent on.

8. AGM

Theme – Building the Community

Possible invitees

- Malcolm Caddy, Taylor Woodrow
- Nominee from City Council
- Nominee from LDC
- Nominee from Staffordshire CC

- Nominee from Police

Presentation – consultation for and use of S106 monies

Invitees from above organisations – JF to write accordingly and to also ask LDC for a presentation on S106

Newsletter re: AGM – MW to draft and to ask LDC if they will print/copy

Newsletter needs to be circulated by 21 October

9. Footpaths

RH has written to Staffordshire CC re: footpath from Friary Road to Walsall Road. Staffordshire CC claim they were not given notice of either the original diversion nor the present temporary closure. Concern remains therefore on just where this footpath will run should the Blair House site be redeveloped – the path cannot follow its original course since this has been taken up in Phase 4 of the development. The only possible route is along the track by Blair House BUT this option could be removed if Blair House is developed and no right of access is given.

RH to pursue John Allinson at LDC

10. Play Areas

Nothing appears to be happening although part of the developer's compound is being dismantled.

The apparent lack of enforcement of the planning/development conditions remains a concern i.e. LDC appear not to be holding the developer to account regarding the provision of amenities on the site as housing development progresses. This could result in the developer leaving the site before all the amenities are in place and, should this occur, it could be very difficult to get them to return

Action – JT to provide a list of the dates/times by which certain amenities/infrastructure should have been provided and then JF to write to Nina Dawes raising our concerns

11. LDF & Impact on Community Hall

Community Hall cannot be built at the moment since the land is not allocated for this purpose i.e. currently designated Recreation Zone (RZ)

We need to be alert to the Development Plan process which, in theory, needs to be resolved by the end of the year. Areas like the RZs could be under threat from developers if a Development Plan is not in place

12. Completion of By-Pass

This needs to be raised at the AGM. At the moment it looks unlikely that the 'tunnel' under the railway will be built and instead the round-a-bout at Birmingham Road will be enlarged. This does not seem an appropriate solution

13. Victoria Hospital Site

Outline planning permission for 70 dwellings.

14. Correspondence

None

15. Press/Publicity

AGM

16. Agreed Actions

- *copy of the LARA representation on Blair House development to be copied to the 3 Leomansley Councillors (JT)*
- *JT to write to LDC advising of LARA view on S106 monies being used for the Garrick and to emphasise the need to involve LARA in any future consultation on the use of the S106 monies*
- *JF to e-mail local residents for ideas on what S106 funds should be spent on*
- *Invitees for AGM – JF to write accordingly and to also ask LDC for a presentation on S106*
- *Newsletter re: AGM – MW to draft and to ask LDC if they will print/copy*
- *RH to pursue John Allinson at LDC re: footpaths*
- *JT to provide a list of the dates/times by which certain amenities/infrastructure should have been provided and then JF to write to Nina Dawes raising our concerns*

17. Date of Future Meetings –

Monday 23 October 8.15. Venue – Waitrose

AGM 11 November 10am – Martin Heath Hall