

REPORTS AND NOTES FOR MARCH 2020

1. CHAIRMAN'S COMMENTS:

I hope you are all keeping well and safe. For obvious reasons I called off the WNC meeting after consulting with Sally and following representations from some WNC members. As well the planning Committee on 10 March that I attended and is reported later, I also met with John Dadge and Adam Broadway from Eddisons Property Agents and Advisors, on 4 March. They are preparing a revised proposal to respond, where they can, to issues raised in the public consultation exercise about the Werrington Centre site development. I attended along with our Werrington City Councillors, John, Judy and Steve. It was a friendly and useful meeting, where the views of the people of Werrington were well represented. We cannot make any judgements until an actual planning application is made but it was good that they were talking to us and were taking the points raised by the public in the consultation seriously.

We must try to continue with our work from home where possible and get back, up and running as soon as the restriction can be lifted.

2. MATTERS ARISING FROM PREVIOUS MEETINGS:

Hodgson Centre: Sally meet with Sally from Hodgson Centre. They acknowledged WNC's wish to support them but they feel that if anything went into Spotlight or facebook about the need to rally residents then they will lose current bookings. She felt that the current opportunity given by the City Council to express interest was adequate. Unfortunately, despite asking many times, the City Council have not provided them with a formal lease so they cannot remove themselves off the Asset Transfer list. They have asked City Council to let them know what next steps are.

3. OFFICER/COMMITTEE REPORTS

a. SECRETARY REPORT

- i) **Martin Court garden funding:** Unfortunately the funding application to the National Garden Scheme for planters, benches, shrubs, trellis etc to support the work being provided by Morgan Sindell was unsuccessful. Despite trying to focus on supporting elderly and disabled people and combatting loneliness, we didn't meet enough criteria. But see iv) below for further comment.
- ii) **Underpass funding:**
 - An application has been made to Cambridgeshire Community Funding for £6,000 to fund the murals on Cuckoos Hollow and Paston Parkway Underpass. Sally has had a successful interview with a trustee of the organisation and following this has been put forward to the next stage - a panel selection process with a decision due in May. There was a suggestion that with the WNC's current structure that a grant couldn't be made over £5,000 though so we won't get our full application but see iv) below for further comment about this.
 - An application has also been made for the Paston Parkway Underpass to Tesco Bags of Help for an award of £2,000, £1,000 or £500 depending on voting. We are unlikely to hear anything on this for six months, probably longer with the current situation.
- iii) **The Paddocks funding:** Co-op is preparing to make the first payment to the Environment Group out of the Loxley Community Fund. We don't know how much this is going to be yet.
- iv) **Cambridgeshire Community Foundation (CCF)**

Sally went to a meeting with a person from the CCF. They manage certain funds and have sole access to a whole load of others. Applications are considered on 1st May, 1st August etc. We can have two live grants with them – more if we can demonstrate capacity. We spoke about the following:

 - **Limit on grants:** Because we are a community group and not a Community Interest

Company then CCF will only give us up to £5,000 and that depends on our other income as well. eg if Co-op gives us £1,000 then we will only get £4,000 from CCF. How this works will become clearer if we are offered the underpass money, but clearly we are not going to get the £6,000 amount applied for. If we wanted access to more grants and was unable to secure a Parish Council it might be worth looking at. Peterborough Council for Volunteer Services can help us achieve this if that's what we wanted to do. More information is here: <https://www.informdirect.co.uk/company-formation/community-interest-company-cic-advantages-disadvantages/>

- **Martin Court:** This project could be of interest to CCF as they have a big focus on combatting loneliness. A problem is that only benefits a small community rather than the wider community but if we are only asking for say £1,000 then that might be seen to be a good investment despite only assisting less than 100 people. But it suggested that this needs to be linked into a larger loneliness event benefitting the wider community. Unfortunately, this means more work for WNC which I am not sure that we can sustain. Can anyone think of a way of enhancing this bid to tick the wider community aspect
- **The Paddocks signage and education material:** I asked about applying for say £1,500 for Werrington Paddocks and this has strong potential because CCF have access to an Anglian Water fund which they think would be very interested especially in view of our established Brook work. However it is suggested that a larger amount is more likely to be successful and suggested that we enhance our bid further. This fund is next accessible on 1st August and we need to have the bid in well before that. There is potential mileage in looking at this especially balancing this with the expected Co-Op grant.
- **Listening benches:** With John Fox highlighting this at the last meeting I asked if a bid for any benches were likely to be successful. As CCF has a special focus on combatting isolation that this could be of interest but would need a larger application possibly attaching to a community event. Maybe attaching this to The Paddocks might be a way forward on this. Or maybe Larks Green. So if we want to progress this idea then we need to discuss an extension of a project.

ii. **ANNUAL GENERAL MEETING TUESDAY 2ND JUNE 2020**

Following the last meeting, Sally secured Nigel Sutton, Fraud and Cyber Security Advisor as the key speaker. Notice of the AGM went into Spotlight with invites for nominations for the Youth award and encouraged contact for nominations about other awards. This will now be reviewed as the situation develops.

iii. **CORRESPONDENCE:** Richard Whelan Water Management Engineer Peterborough City Council advises:

'As you will be aware through colleagues at the Environment Agency, work is starting on the last section of the Werrington Brook River Improvement Programme at Cuckoos Hollow. Notably on the Weir at the north of the lake and by creating a new silt trap just north of the Fulbridge Road underpass. As a part of these works a number of self set trees and shrubs will need to be removed and I just wanted to provide assurance that replacement trees are being planted as a part of the work and we have consulted with the trees experts in the council to ensure we are putting them in an appropriate place and using species which are native. If you or any of the WNC have any queries relating to this then let me know'

b. **HONORARY TREASURER**

Geoff reported that due to an enforced change to his computer he had not as yet been able to access the Council's accounts on-line so for the time being he has to rely on receiving hard copy statements from the Bank regarding our balances. So as far as he is aware nothing has changed in our current account since his report to our last meeting because no recent communications had been received. He continued by saying said that due to the present Covid-19 situation he would not be able to get our books to our Independent Examiner, Richard Collingridge, for the year-end inspection by the intended date but he had spoken to him over the phone. In noting that our AGM is unlikely to go ahead in June Richard said that he would be happy to try and fit in with us as and when. Onto other matters, Geoff confirmed that the year-end payments had been processed in respect of the

Werrington Area Forum accounts and that he has finalised the Neighbourhood Watch Cluster Groups accounts (their year also ends on 31st March) and annual report ready for when needed - their AGM having already been postponed.

3.3 PRESS and PUBLIC RELATIONS

Sally said that the website is up to date. The Spotlight article covered the AGM and Forum details.

3.4 ENVIRONMENT GROUP

3.4.1 Roger has followed up the Brook problems with Andy Sadler, Catchment Coordinator, Welland and Nene who advises the following:

Following your report I contacted the Network Rail contractors to establish why flow hadn't been restored to Marholm Brook either through the permanent connection work for Marholm Brook under the East Coast Main Line or by temporary over-pumping until such works had been done. I was assured that the permanent solution was completed on Wednesday 8th and was due to be commissioned on Thursday 9th April. So, as of this point flow should now be restored, please let me know if that does not appear to be the case.

I was also informed that temporary over-pumping had been in place on 'a number of occasions in the on the last few weeks' via a 3" pump to provide a nominal flow to Marholm Brook.

I hope this now resolves the flow issues in the Brook however there has been very little rain over the last 4 or so weeks so water levels are low at the minute so flows may not be 'torrential'!

Unbelievable given the Autumn & Winter we have had! Let me know if things don't noticeably improve over the coming days and I will pick it up again with the site manager.

3.4.2 DOG MESS PROJECT

Report from Ivan: March has been quiet. One stencil done on Thursday giving a total of 308 stencils.

4. PLANNING

- i) **General:** Sally said that there have been several extensions and tree work of little consequence. The application for the alterations to the house next to Werrington's chip shop has been approved.
- ii) **Staniland Court/Werrington Centre:**
 - The Public Consultation was very well attended.
 - Following an email circulation a response from WNC was sent which is attached as Appendix A
 - Kem Mehmet from Civic Society has forwarded the Civic Society's response. They also opposed the scheme saying that it gets just about every detail wrong. See Appendix B.
- iii) **Ken Stimpson Playing Fields:** The fence application went to Planning Committee on 10th March and Vince attended along with the school and residents. It was a long interesting debate. Officers supported the application and the Head outlined the arguments for the proposals. Local Councillors supported the concept but opposed the siting and two local residents opposed both the concept and siting. The WNC didn't speak as their position was unchanged to the letter previously submitted and the Committee members were briefed about this. The Plans were approved with the vote was For (approval) 7, Against 3, Abstention 1.

5. WARD COUNCILLOR COMMENTS

John Fox has said that he is being asked why other areas are getting bulky waste collections. The reason why Werrington isn't getting such collections is that these are being provided by their Parish Councils.

6. POLICING REPORT

PCSO Martha Hurley advises the following:

Werrington Crime Statistics 01/02/2020-29/2/2020

Total: 50

Some types of crime broken down below:

x 1 Attempt Burglary - (Church Street)

- x 1 Burglary – business (Church Street)
- x 1 Burglary (Addington Way)
- x 3 Criminal Damage to a Vehicle (Gatenby, Crowhurst, Barnes Way)

7. RAILWAY ACTION GROUP COMMENTS

Bill Mercer has given the following report

1. West side of Network Rail Main Line off Coningsby Road Bretton

- a) The new railway ramped footbridge from Dukesmead/Werrington Industrial Estate to Bretton Industrial Estate is fully open to the public and is fully used by local people.
- b) The existing railway line from Peterborough to Stamford and Leicester had been permanently diverted to the west and opened to railway traffic. Work has started on the main line and the newly diverted line. This is the connecting line to the west entry of the new tunnel.
- c) The drainage line from Bretton towards Glinton, Peakirk and Car Dyke is working with assistance from a temporary pump.
- d) Network Rail are currently working to provide a permanent drainage connection to feed sufficient flow to Werrington Brook through Dukesmead and under Lincoln Road and Werrington Parkway.

2. From the East side of the Network Rail Main line to and under Werrington Parkway and old Lincoln Road/Hurn Road and at the rear of Gascoigne, Sunnymead and Redbridge

- a) Network Rail is in the process of providing a rail line connection of the existing rail line and the proposed new line at the rear of Redbridge and Sunnymead during March 2020.
- b) Network Rail contractors are currently excavating the earthworks either side of the Werrington Parkway/old Lincoln Road. A temporary steel bridge has been erected alongside the old Lincoln Road bridge to provide the public and school children access to Glinton safely.
- c) The new road from Gasworks Lane off Werrington Parkway to connect with the existing Hurn Road is completed and in use by the public. An alternative temporary footpath is also in use for pedestrians to Hurn Road.
- d) Network Rail contractors are currently in progress to excavate and construct retaining walls to the proposed tunnel on both sides of the main line. Work is currently on schedule.

3. The Railway Action Group

- a) The Railway Action Group will continue to ask for and request to the Peterborough City Council and Network Rail that as this is a new railway line and not an improvement to an existing line, then their request for noise abatement fence along the side of Serjeant Way footpath to the rear of Redbridge, Gascoigne and Sunnymead is a valid request.
- b) The Railway Action Group has continued their request to Peterborough City Council to replace the existing trees along Serjeant Way footpath, removed following complaints of three tree roots undermining property foundations, with more suitably sized trees and bushes. This will greatly reduce the expected spread of Co2 and Nox railway engine gases expected to increase due to train acceleration and spend and increase in rail traffic.
- c) Parents and their children are reminded not to enter railway works areas due to noise, dust and engine/work gases.

7.1 NEXT MEETING: To be advised

APPENDIX A: COMMENTS MADE BY WERRINGTON NEIGHBOURHOOD COUNCIL TO THE STANILAND COURT CONSULTATION

Thank you for giving Werrington Neighbourhood Council the opportunity to see the proposed plans for the former Staniland Court site. The Neighbourhood Council has taken the views of its members and has heard the views of many residents. The views that we would like to make are listed below.

Generally, Werrington Neighbourhood Council supports the development of the Staniland Court site and agrees that this forms an important part of the regeneration of the Centre. It however considers that the 4/5 storey element is inappropriate and unreasonable for this site; the lack of adequate car parking is problematic given that there is no satisfactory alternative provision; and the encroachment of the development and creation of a narrow access to the east of Werrington Centre gives no enhancement to the Centre nor surrounding area and could encourage more anti-social behaviour. An enhanced street lighting provision and associated CCTV cameras linked to the PCC system would be essential if this scheme proceeds. Full comments are below

Sally Weald, Secretary, Werrington Neighbourhood Council

1. Design and Height of building

- i) The height of the building is out for character for the immediate area and for Werrington. Other than St Marys Flats and Potters Way there are no other such residential developments even in the City Centre
- ii) The structure will overwhelm Goodwin Walk and the landscaped treelined setting as it only stands a short way back from the edge of the road
- iii) The buildings overlook Ploverly and Crowhurst having an impact on these residents especially those which are directly overlooked by the 5 storey element.

2. Bus stop and access path

- i) The access to the bus stop has created a narrow path which from the plan is narrower than the visual. This narrow access has the potential to create an unsafe path in an area already susceptible to antisocial behaviour. This will also make the adjoining flats vulnerable to crime.
- ii) Ken Stimpson Community School has a significant number of pupils using the bus service. This enclosed space has impact for movement of these pupils passing by the three shops and flats creating problems for their chaperones. The accumulation of pupils in this space is too close to the bus pulling in and creating disturbance for the flats.
- iii) This path is the main way into the Centre for those living in East Werrington. This is an inappropriate gateway into the Centre.

3. Infrastructure

- i) This development will put increased traffic on the already busy Staniland Way. The pinch point is the Davids Lane roundabout which has queuing traffic at peak times backing onto the Paston Parkway roundabout and extending travel times for significant numbers of residents. When Ken Stimpson Community School was proposing to expand, changes to the roundabout layout was part of the plan to deal with the expected increase in traffic confirming the local roads inability to handle increased volumes of traffic.
- ii) The local Doctors and Dentists are already under significant strain.

4. Shop Units

- i) We note that the proposals have allocated three shop units. With the stated need for housing why isn't this space being used to enhance the development with further residential units.
- ii) It isn't clear what the delivery and refuse collection arrangements are going to be nor where the refuse holding is (bearing in mind the immediate proximity to adjoining flats)
- iii) There are already empty units within the Centre which are crying out for occupancy. Clearly there is no demand for these extra shop units. There is the prospect for these units to remain empty with the potential for antisocial behaviour.
- iv) This will move the retail sector outside the foot print of the current Centre into a space that has low footfall
- v) These buildings will block the current open access to the east of the site thereby creating a courtyard effect, bottle neck and narrow access (See Section 2 above). This is contrary to the open plan nature of the Centre and general green openness which characterises Werrington. The Centre needs a better gateway from the east.

5. Car parking and transport

- i) With 92 flats the proposed car parking is inadequate for that number of potential residents Not providing additional visitor's spaces will exacerbate the situation
- ii) With unallocated spaces, people will be arriving home at night to find no parking. The suggested alternative of parking in the Centre is not acceptable. With the anti-social behaviour at the Centre no one in their right minds will chose to park there overnight. The walk through the Centre is unsafe in the dark especially for women.
- iii) People will be choosing to park in the adjoining residential areas such as Ploverly, Gatenby etc which are already suffering their own parking problems.
- iv) If people choose to park in Skaters Way it will affect the trade of those local businesses.
- v) The car park belongs to Tesco's and the future of unrestricted car parking is questionable (see newspaper article¹) Does Tesco know that their car park is being suggested as an alternative parking location?
- vi) Car reduction should be encouraged BUT the bus service from Werrington isn't adequate to compensate for this with a slow unreliable service to town, no services for people on early and late shifts and difficulties reaching employment areas. Having a car is important for most people in employment or seeking work. Even for older people which this development is seeking to attract, cars remain important for independence. NOTE: there is no bus service to Stamford. The service quoted is a Call Connect Service for Lincolnshire villages.
- vii) Clarity is required of the provision for safe cycle and motorcycle storage.

6. Environment

- i) The area is losing 17 trees of various sizes (including one very attractive mature tree), extensive shrubbery areas and an open green space. The compensating landscaping gives little comparison:
 - Trees in the gaps on Goodwin Walk avenue are not compensatory for the number of trees lost.
 - Front gardens of the ground floor flats are not likely to maintained just being strips under windows.
 - The odd trees being planted in the car park will be vulnerable to car damage, run off and root compaction.
- ii) Given Peterborough's Environment City status and the need to achieve sustainability, there are no obvious zero carbon initiatives.

7. Consultation

- i) It was a shame that there weren't more visuals at the consultation especially of the frontage along Goodwin Walk, of the three shops and their view from the Centre and the fencing of the carpark.
- ii) The consultation questions gave little opportunity for comment on many aspects eg the visual aspect and the impact of the shop units, and two questions both focussed on affordable housing aspect.

APPENDIX B COMMENTS MADE BY CIVIC SOCIETY ABOUT STANILAND COURT DEVELOPMENT

Comments of the Peterborough Civic Society. (As sent to Athene on 4th March

Thank you for inviting comments on the scheme for 92 affordable homes on the site of a demolished office block by a local housing association. Pre-application consultation is always a welcome sign and although the design that has been worked raises a number of issues we hope you will take our comments as ultimately constructive.

The proposal to build affordable rental dwellings in Peterborough is strongly supported.

The site itself includes the bus layby and turnaround at Werrington Centre, which is part of a landscaped urban space created with the housing scheme opposite. The proposed design pays no respect to this well established urban space.

The positioning of the housing block obstructs well used pedestrian routes to the district centre.

The housing block proposed is four and five storey, dramatically out of scale with the existing centre and nearby housing. The architectural form is alien with flat roof, where everything around is pitched and hipped. Even the materials are at odds with the existing. Werrington township as part of the Development Corporation expansion was designed as the 'red township' where red bricks and roof tiles predominate and establish its individual visual character. The proposal pays no regard to the original design concept. In the Local Plan there is an allocation for up to 100 houses in Werrington Centre but no specific site or sites were identified. This site would appear to be too small to accommodate 92 dwellings.

A development of this site should respect the parameters emanating from the established development and not be an exercise in fitting as many units as possible on the site.

K Mehmed 3rd March 2020.

¹ <https://www.peterboroughtoday.co.uk/news/tesco-denies-plans-put-time-limit-peterborough-car-park-after-anger-mp-school-and-pub-landlord-1374766>