

MINUTES OF NEIGHBOURHOOD COUNCIL MEETING Monday 12th October 2020 HELD VIRTUALLY BY ZOOM

PRESENT:

WARD COUNCILLORS:

APOLOGIES:

VISITORS:

Ivan Hammond, Vince Moon, Roger Proudfoot, Sally Weald
Cllr John Fox, Cllr Judy Fox, Cllr Stephen Lane, Cllr Sandra Bond
Martin Greaves, Bill Mercer
Kate Wood

1. **CHAIRMAN'S COMMENTS:** Vince Moon welcomed everyone

2. **FORMER STANILAND COURT SITE APPLICATION:**

Vince welcomed Kate Wood planning consultant for the applicant. The following is a selection of the questions asked.

- What is happening to the derelict toilet area?

Kate advised that if it was on the Plan then it would be developed. She would go away and find out *(this was subsequently identified as a location for two parking spaces.)*

- Concern is being raised about the height of the building overlooking Ploverley especially given the full length windows of the lounge areas overlooking the back gardens and back windows.
Kate advised that the development will be subject to the legal distance. She asked if it would help if the windows were reduced in size. (it was subsequently determined that the distance was 24 metres and the legal requirement is 21 metres)

- The development is removing a lot of trees, shrubbery and open space, but not much is being replaced.

Kate advised that trees are being replaced. She asked if there were any environmental project that could be supported to offset this.

- The visuals suggest that the shops are set back beyond the line of the original shop line.
Kate said that the plan shows the correct distance. Sally suggested that the plans are confusing with the canopy line and the shop line. This alley is very narrow given this is the main access from the south and east and from the bus stop.

- The visuals are showing a crossing on Goodwin Walk.
A crossing is not going to be installed.

- There are no gardens nor communal open space. Where will the residents socialize: children, teenagers, older folk?

Kate confirmed that there are no gardens in the plan.

- The lack of gardens will add to the antisocial behaviour in the Centre.
CCTV is being installed. John Fox said that there are blind spots to be addressed such as under the canopies.

- There is now no bus turning given that the no 61 comes in and leaves from the same direction.

- Traffic report reflects the wrong peak times. The problems of the gridlocked traffic are at school times and IGo4 departures. The traffic report refers to the flats but doesn't refer to the shops (eg people arriving to open the shops, customers) and doesn't refer to deliveries (especially given the current climate).

Kate said that a standard traffic survey timing was adopted.

- Why are more shops being provided given the empty units? Tesco's vetos any new shops in direct competition. The Centre previously had a wide range of shops.

Kate said that these were needed for the revitalisation of the Centre and will not necessarily bring about duplication of current shops.

Kate thanked everyone for their time. She said that she would take the points raised back and hoped that she would be invited to future meetings. She then left the meeting.

After debate it was agreed:

- To call another open meeting to finalise the response and invite Kate back to this
- Check the deadline for WNC and residents (This was subsequently confirmed)

- The response would reflect:
 - The lack of open space
 - The potential for antisocial behaviour despite the CCTV (referring to the appeal decision)
 - Out of character with Werrington and out of character with Werrington Centre (referring to the appeal decision)
 - Loss of privacy for those residents opposite
 - Bus stop: problems for school pupils and for turning
 - Narrowness of alleyway (including exaggeration of visuals)
 - Traffic problems (including traffic survey timings and under estimating the impact of the shops and shop and home deliveries.
 - Lack of carparking (especially the lack of alternative)
 - The overstatement of Werrington as a transport hub.
 - Impact on local doctors and dentists.
 - Why are extra shops being provided

The meeting closed at 9.00pm.