

Minutes of The Reddings Residents' Association Committee Meeting

Date and time: 19:30 hours, 10 January 2018

Venue: The Reddings Community Centre, North Road West, The Reddings, Cheltenham

Those present:

The Reddings Residents Association (TRRA)	-	Gary Fulford (GF), Chairperson
The Reddings Residents Association (TRRA)	-	Simon Willis (SW)
The Reddings Residents Association (TRRA)	-	Lorraine Fulford (LF)
The Reddings Residents Association (TRRA)	-	Adrian McKie (AM), Secretary

Apologies:

The Reddings Residents Association (TRRA)	-	Tim Benton (TB)
The Reddings Residents Association (TRRA)	-	Clive Hodgkin (CH)
The Reddings Residents Association (TRRA)	-	Jacqui Hodgkin (JH)
The Reddings Residents Association (TRRA)	-	Paul Thomas (PT)
The Reddings Residents Association (TRRA)	-	Tony Smith (TS), Treasurer
The Reddings Residents Association (TRRA)	-	Clemens Orth (CO)
The Reddings Residents Association (TRRA)	-	Douglas Lawson (DL)
The Reddings Residents Association (TRRA)	-	Tim Benton (TB)
The Reddings Residents Association (TRRA)	-	Simon Fox (SF)

Mike Collins

Guests

James Russell. (JR)
Douglas McGregor (DM)
Nigel Britter (NB)

1. Previous minutes – agreed

- 2. Committee Roles** In the absence of more qualified candidates AM agreed to take on the role of secretary to take the strain away from GF and LF, who had spent over 700 hours in the last year working for TRRA. AM emphasised his lack of experience in planning matters, but it was felt that going forward the subject matters covered would not be so technical and the secretary role would concentrate more on preparing agendas and taking minutes.
- 3. Cotswold View** GF confirmed that Cotswold View had been demolished as the attempt to gain listing status had failed. During the demolition process the contractors had breached the working agreements not to work beyond 12 mid-day on Saturday. While this was not an issue at present, working times will have to be watched during the building process. SW said that mud on the roads could be an issue here. DM expressed surprise that 3 new houses could be built on this plot. GF said that some agreement had been reached with the adjacent neighbours regarding the lowering of the fences. He added that Thurlea had wanted the fence reduced, but it was not known about the views of the house the other side.
- 4. Hayloft.** GF explained that the appeal had been submitted to the Inspector by the developers, but TRRA had to point out that the appellant had ticked the form to suggest that the site was not in the green belt. This was a crucial factor in the planning debate. The number of applications and amendments to the site applications make it very difficult to follow, but there is concern that the Hayloft may ultimately be some kind of HMO (house of multiple application). As an illustration of this the floor plans were very confusing and at one point there were 3 fire escapes.

5. **BMW Enforcement** JR said that the contract for Bennetts would be coming up for review. He said that we need to work with the employers and employees of BMW to seek clarity about what was going on, especially as there was a lot of confusion about the number of employees working there. GF said that BMW need to implement their travel plan, but here as well there was confusion. SW said he had seen BMW employees parking in the Reddings and then cycling to the site. GF suggested that BMW should have their own courtesy buses to ferry their employees. GF said that at the time of the original planning permission, the NPPF had restricted the number of parking places to below the number of employees to discourage car driving, but this restraint had now been lifted. SW said there was a need to keep collating street information, particularly as BMW employees were parking in obstructive positions including in a field gate, on a bus stop and on the corner of the Community Centre. Local PSCOs were called to issue parking tickets where parking was a nuisance. However TRRA strongly condemn the reported damage to BMW employee cars parked in North Road West. The proposed barriers could help restrict the flow of traffic from the Park and Ride site, but it was agreed by all that traffic congestion was a serious issue and could only get worse. Traffic monitoring strips had been seen around the area but it was not known whether this was a private or council initiative. GF praised other local authorities which had subsidised bus services to promote travel by public transport. LF said she had taken a bus from The Reddings to Cheltenham and a return ticket was £3.75. When there was more than one of you, it made driving into town and parking much cheaper than taking the bus. This did not make sense and GF emphasised the need for the council to take a helicopter view (i.e. an overall view by looking from above) of transport in Cheltenham to make it coherent.
6. **North Road West** –SW explained he had sent a note to the contractors Amey regarding the continuing holes that were appearing in North Road West, despite the recent road surfacing. While he will send another note he felt that the problem was a result of the disturbance of a natural water course, following the creation of the earth spoil heap on the Chargrove site. It was initially felt that Simon Wheeler, as county councillor, should be involved but NB will raise the issue with Dan Lewis of the council. GF felt that BMW may deny it is their problem, but it should be noted that one of the directors of BMW is also a director of Hinton Developments. SW will continue to take photographs.
7. **JCS/Local Plan-** The Joint Core Strategy had been adopted and the local plan is due to be published over the next 6 weeks.
8. **Grovefield Site** – The Grovefield site plan had been rejected by the borough council but NB said that the appeal had not been formally sent as the council were still working on the exact legal wording of the rejection. The Christmas holidays had also delayed matters. There were a number of reasons for the refusal, but retail was not one of them. GF said that in the original plan one office shell and road would be built when the first commercial property was built. In the second plan it said 2 offices were to be built and fitted out. GF said there have been concerns received that there needs to be some consultation with TRRA about what the site should be. He emphasised that TRRA was not against B1 (office) development as this was in keeping with the original planning permission granted in 2007. This would create highly paid jobs and contribute to the local authority in terms of rates. Indeed there could be scope for softer green landscaping to enhance the visual quality of the site. It needed to be recognised that the site will be developed as it was now outside green belt. SW said that small commercial developments had worked well in the Dowdeswell Reservoir site, but the consensus was that the problem lay with retail developments. GF said that office development was preferable as traffic would be confined to the week day rush hours and we would not have continuous traffic flow from 5.30 to 23.30 seen with retail development. JR expressed concern about the volume of traffic backing up on Grovefield Way.
9. **Chargrove.** The determination has taken place and, after 800 objections, Tewkesbury BC has recommended to refuse permission. AVM sought and obtained clarification that following the adoption of the JCS the Chargrove Site was still within the green belt.
10. **Litter** – GF asked if the councillors could approach retailers such as KFC to clean up their litter. NB said that they did clear it up for a while, but this was only confined to the immediate area. There was a problem with people throwing litter out of cars. NB will approach retailers again. TS will be approached again to see if he can get help from his volunteer litter group.
11. **Street wardens.** LF will examine the TRRA data base to see where members live with a view to organising street wardens. AM will co-ordinate the wardens, but will be happy to pick up litter in North Road East.
12. **Communication with members/others.** NB will out feelers to see if the Grace Gardens Residents Committee would like to merge with TRRA as they were part of The Reddings. It was also suggested that Benhall Residents would like to merge. Nothing has progressed with the TRRA website. TS will be asked to approach the Hatherley Parish Magazine to see if we can have a regular article there. The street wardens will be able to arrange leaflet drops. JR emphasised the power of Facebook to communicate information.

13. Committee member roles:

- a. Treasurer – Tony Smith (Also Parish Magazine)
- b. Website – Clemens Orth/Paul Thomas - **Update needed**
- c. Emails - Gary & Lorraine
- d. Facebook and online campaigns – Simon Willis (liaison with Benhall)
- e. Planning website checks on applications submitted – Simon Willis
- f. Media liaison – Gary & Lorraine
- g. Street/road wardens appoint wardens & co-ordination + newsletter update co-ordination - AM
- h. Technical information/reporting/co-ordination – Gary/Simon/Clive/Paul
- i. Liaison with neighbouring associations and parishes - **Required**
- j. Liaison with local authorities, including CBC, TBC, GCC, etc – Gary and Paul
- k. General administration – Lorraine

14. Any other business

- a) AGM – to be held Wednesday 9 May 2018 – main hall
- b) Ragged Stone – while the committee was very sympathetic to the problems encountered at the Ragged Stone development, it was felt that TRRA should not become involved with disputes between neighbours.
- c) Park and Ride barriers – this issue is with the county council at the moment and TRRA will ask Simon Wheeler for an update.
- d) Pollution Monitoring – JR will chase the Borough Council about the positioning. He believes the device has been attached to a lamp post .JR thought it could be a good opportunity for local residents to take part in a competition to see where the device was located once it had been fitted.
- e) Newland Homes- GF will chase to see what is going on.
- f) Community Projects – TRRA had been approached by some community projects such as Healthwatch. While it was felt that these were very commendable and worthwhile projects the consensus was that TRRA should not become involved, as it strayed away from the core purpose of the association. DM will consider as a part of the community centre programme.
- g) Local politics – While the help from local political representatives such as MC, NB and SW was invaluable and greatly appreciated, it was felt that TRRA had to remain politically neutral and should not be seen to favour any group or party. GF has sent an email to MC, JR, NB and SW to clarify this.
- h) General feeling amongst Reddings residents – LF said that she felt that many local residents believed that the opposition to the Grovefield Development had succeeded and that there was nothing further to do. There was much more that needed to be done. It was also suggested that local residents should be given the opportunity to vote, either at the AGM or on Facebook, as to how Section 106 money should be spent in the local community.
- i) Local Art at the Humpty Dumps. There were some views that the money spent on this art project could have been used for something better. NB said that the money was actually earmarked for art projects and had been chosen for the Humpty Dumps, after it was declined for the Asda roundabout.

14. Next Meeting- owing to the perceived lack of any major developments over the next month it was decided to defer the next meeting to March and move subsequent meetings a month later. Enquiries will be made about the availability of the Community Hall and new meeting dates issued afterwards.

UPDATE: Next meetings: 19:30 hours on Wednesday 14 March and Wednesday 9 May 2018 (AGM) - Main Hall