

Minutes

The Reddings Residents' Association Additional Committee Meeting

Time, date and venue: 19-30 hours, 10 July 2018 (small hall Community Centre, North Road West).

Attendance:

TRRA

Gary Fulford – Chairperson	(GF)
Adrian McKie - Secretary	(AM)
Simon Willis	(SWi)
Lorraine Fulford	(LF)
James Russell	(JR)
Peter Swales	(PS)
Clemens Orth	(CO)
Joanne Yates	(JY)
Martin Zwart	(MZ)

Guests and speakers:

Cllr Nigel Britter	(NB)
Cllr Mike Collins	(MC)

Apologies

Tony Smith – Treasurer	(TS)
Ian Lander	(IL)
Peter Smith	(PS)
Cllr Simon Wheeler	(SWh)

1. Previous minutes – agreed. NB asked if we could correct an ambiguity in the last minutes. He wanted to confirm that his comments relating to the BMW parking issue had related to North Road East only.

2. Matters arising from previous minutes and update on actions.

Mike

a) BMW unloading their car transporter on Grovefield Way. MC confirmed that there were no planning restrictions on delivery, but the planning office had raised it and BMW had therefore conceded that future deliveries should be made on site. Any future enforcement actions would need to be done by the Police.

b) BMW removing the spoil heap. MC had raised this with the planning office and BMW. The spoil heap was comprised of topsoil and it was intended for the rest of the site. BMW had piled it up so it could be used for phase 1 and phase 2 of the building programme, which perhaps in hindsight was not a good idea.

With the first application subject to an appeal and the second application awaiting a decision, it was a case of watch this space. GF mentioned the redirection of the spring under the pile and confirmed that the BMW had denied in writing that it was anything to do with them.

c) Local plan publishing date. MC said this it was with the planning inspectorate, but there was a working group to discuss it at the end of the month. There would then be an examination in public, but this was dependent upon the inspector setting the date. GF mentioned the 1392 public comments made on the plan and MC felt this may have lengthened the procedure, but setting of the date was out of his hands.

GF expressed the view that developers were cherry picking parts of the plan to suit themselves. MC was sympathetic but said while it did not help, procedures had to be followed. NB felt they may have a clearer position in 2 weeks' time when they had a meeting. The plan will have to go to the council to be ratified.

Nigel

a) Air quality monitoring on Arle Court/Grovefield. NB confirmed there were no updates on pollution figures from the monitor in Benhall, but he had arranged for a monitoring tube to be placed at Redgrove Cottages. This was the closest site to the Arle Court roundabout and figures will be available towards the end of the year.

MC said it was important to track pollution on the A40 to see what was going on and also correlate the figures with other areas. GF mentioned that pollution was only being monitored along a narrow corridor and NB said they were hoping to get feedback soon.

There was a discussion about the closure of Boots Corner to through traffic and the need to ensure it was clearly signed, especially for visitors using their sat navs. JR felt the closure would negatively impact on shop footfall, but MC said about 73% of traffic was through flow.

MC said it was an 18 month trial to see if the redirection of traffic would help to redistribute emissions across the town, rather than concentrating them at Boots Corner. MC recognised that the redirection signs could be clearer and that some drivers were deliberately ignoring them anyway.

b) Bins to be placed in the B&Q side path. NB said there was a bin coming soon for a trial period and that it would be emptied. Unfortunately there would not be room for a recycling multi sectioned bin, which had separate openings for different types of litter. NB added that a bin had already been placed in Brock Close for dog walkers.

c) Installation of art project on Humpty Dumps. NB said the art project should be finished soon and there was a schedule for installation. The Humpty Dumps playground was finished.

d) Removal of trees near the brook near Asda - what is happening? NB said this was an issue as nobody knew who the trees belonged to and that the business park would need to find this out. NB regarded this as work in progress. LR said this was particularly relevant for the residents of Roxton Drive and NB agreed that mature trees were needed for screening purposes. LR added that many of the trees were being suffocated by ivy.

Simon

a) Delays in activating pedestrian crossing on Grovefield Way/North Road East and West.

b) Speed sign from Rob Vale for The Reddings.

c) Confirmation that the hedge next to Blenheim Villa application is Council owned.

d) Speed on Badgeworth Lane reduction.

e) Speed survey on Reddings Road.

The following answers in an email were received from Simon: (who could not attend due to a conflicting meeting.)

a) This is with Rob Vale. I have today tried again to get in touch with him for updates.

b) Again this is with Rob. I am not happy that I originally funded 2 of these VAS out of my Highways Local fund some years ago, one for Up Hatherley and one for Benhall and The Reddings. At long last the Hatherley one is up and working but the other one has gone missing. I have asked Rob to find or replace it and get it up and running ASAP.

c) I have not been able to find this one out as yet but my understanding is that it is either an orphan strip if not GH. My guess would be that it is too far away from the highway to have been adopted, but that is only a gut feeling.

d) I have asked on a number of occasions for reductions in speed limits on this and other roads and for some reason Glos Highways are not happy to address the situation. I am still working on this in conjunction with a "20s plenty" scheme being looked at.

e) I don't have the details of the survey as this was in conjunction with the planning application so those figures should be with CBC planning.

GF added that the Grovefield Way hedge was either most likely owned by Cheltenham BC or Tewkesbury BC, but owing to the change in council boundaries over the years it would be

difficult to trace. In any case it acted as a protected buffer to the houses behind it and should never be changed.

MC added that there had been a problem with the brackets on the supporting pole for the speed sign and hence why the speed camera had not been fitted.

3. Grovefield Way – any updates? NB requested that this is called to committee.

4. Reddings Park - any updates? NB requested that this is called to committee. He said his gut feeling would that it would be refused.

5. Blenheim Villa – any updates? NB requested that this is called to committee.

6. Pure Offices – any updates? NB said they were waiting for information and will ask if it can go to committee if needed.

GF asked about the Grovefield application. GF said this was the second application but NB felt that the previous application should have a bearing. It was generally felt by all committee meetings that the second application was very similar to the first application, except for changing a few trees around.

NB had requested that Cotswold View also goes to committee.

7. Red Polo – possible future parking issues? GF confirmed that the owner had been identified and it had not appeared again. AVM confirmed that the owner was a motor industry support company that “strategically” placed old cars around the country to allow their drivers to drive home, after delivering new cars to the showroom.

The company had promised not to park in North Road East again. JR said tracing the owner had wasted a lot of time. JY said it had not been fitted with cameras, although SWi felt there was a degree of collusion with BMW employees parking in the area.

8. Discussion about the future working relationship with Cheltenham Planning. GF said it was not TRRA’s intention to be adversarial and wanted a better relationship going forward. MC said it would be better if everyone got on well together, but it was human nature to back off, if the planning department felt “bombarded”. GF emphasised the huge amount of work done by TRRA, especially among the four key members including himself, LR, AM and SWi.

MC explained the code of conduct and ethical behaviour standards that councillors had to follow. MC said they were progressing in improving relationships with the Council planning department, but believed a lot of ill feeling could be traced back to the problems encountered with the Hayloft applications.

10. Welcome to new members and opportunity to discuss their background and experience.

All the committee members gave a brief precis of their professional backgrounds and what skills

and competencies they could offer to TRRA.

11. Election of committee posts including chairperson, vice chair, secretary and treasurer.

The election took place and the following posts were filled:

Chairman	GF
Vice Chairmen	SWi and MZ
Secretary	AM
Treasurer	JY

12. Future division of workloads and individual responsibilities.

Facebook	SWi and CO
CBC Website Monitoring	SWi
Councillor Liaison	AM
Email/data Controller	CO
Technical Report Writers	GF,SWi and PS
Proof Readers	AM, MZ and CO
Publication Writers	AM and JY
Press Liaison and Marketing	JR
Police and Crime Liaison	JR,SWi and JY
Local Residents' Group Liaison	JR and JY
Business Liaison	JR and JY
Street Wardens	To be decided later when Facebook sorted out
Street Warden Coordinator	To be decided later when Facebook sorted out
Planning Meeting Speakers	AM, JY,PS and MZ
Cycle Liaison	SWi
Community Centre Liaison	TS (nominated in his absence)
Event Liaison	TS (nominated in his absence)

13. AOB

- a) **Roxton Drive complaint.** GF discussed the “complaint email” he had received from a resident of Roxton Drive. GF explained that TRRA had historically supported the extant planning permission for offices on the Grovefield green belt site and therefore it would be inconsistent not to support the new proposed offices next to Pure, which was on a brownfield site.

This proposal was mentioned at the TRRA AGM asking residents if they wanted to make comments, a view which was repeated on the TRRA website and facebook. The official TRRA response took into account the residents’ views which had been received.

The response letter was agreed with one amendment.

JR did feel that the traffic congestion from the new offices would be horrendous. SWi said that architects' panel had found the design bland, but the committee felt that it would fit in well with the existing architecture of the business park including Pure, Asda and the Nuffield.

- b) **Bus lane** – JR said that he had heard that the A40 bus lane work had cost around £900k and not £750k as reported.
- c) **The Hayloft.** PS gave a potted history of The Hayloft.

In 2012 permission was given for a modern house of 4,000 square feet.

The builder developed it and a further application was made in 2014 for a 7,000 square feet. It was built differently and then stopped as it was bigger than anticipated.

The final development plans were then approved on appeal. The house appeared to now have 14 rooms and the layout, with 3 fire escapes, suggested it would be a house of multiple occupation. The fire escapes were allegedly destroyed before they were seen by the inspector.

PS believed the plot had now been sold to another developer and while there has been scaffolding on site for 3 months, no work has been carried out.

- d) **Merger with Benhall Residents' Association.** JR will liaise them to see if they would like to merge with TRRA.
- e) **Leaflet drop:** JR felt that a leaflet drop carried out every three months showing TRRA successes would be a good idea to increase community engagement.

14. Next meetings: 15 August 2018

10 October 2018

12 December 2018

13 February 2019

15. Planning Committee meetings:

19 July 2018

16 August 2018