

Kings Moat Resident Association Meeting 16.10.22

This meeting was held on Sunday 16th October 2022 at 7:30pm via Zoom
(15 attendees including **2 members of the local council**)
This meeting came to a close at 8:50pm

AGENDA

- 1. Any apologies**
- 2. Chair's update**
- 3. Report on meetings with Cheshire West and Chester Council**
- 4. Report on meeting with Taylor Wimpey**
- 5. Update regarding the school plans**
- 6. Discussion regarding Taylor Wimpey planning application. The committee will be asked to endorse the association by making representation regarding a new planning application for the Kings Moat site.**
- 7. Any other business**

Apologies – Jake, Annabel & Gareth

Updates

Ravi has opened a bank account for our Resident Association. It will take around 6 weeks for them to check our credentials. Once this is established, we may be able to apply for funding to support the estate.

Razia and Neil Sullivan (local councillors) are going to set up a drop-in surgery the first Saturday of each month starting from December. They will start near the show homes initially but this may change when shops are built. This will be a drop in on the street outside the show homes starting at 11am. More information will be sent to the residents of each home regarding this. Razia will also contact our local PSCO to help us set up a meeting with them.

Council meeting – Paul Booth

Uncertain when shops/businesses will be on the site. However, they are hoping to have an update on this soon. There is money for local services available from the developers. They will hopefully be able to give money for a new GP surgery to be built and the medical centre in Handbridge is due to be expanded. Planning permission for the shop is expected to be gained in the next 12 months. The Pub will likely be built in the latter half of the development, so some distance off.

Neill Sullivan (local councillor) – there is a high priority for shops and keen interest in people wanting to take over and the hope is that planning permission will be sought before Christmas. No current plans to build a GP surgery but focus on expansion of Handbridge.

The council aren't able to do anything about the speeding/speed bumps/speed signs until they have adopted the roads so we had to seek advice from the developers.

Baseline application for the estate was for 1,269 houses. However, there are two new planning applications. Redrow are applying for more 4-5 bed houses (as opposed to their original plan of smaller houses) and Taylor Wimpey's application looks to add 86 new homes and to slightly alter the layout of the estate.

Taylor Wimpey meeting –

Discussion with Lorna earlier in the week to help fix the drains. Lots of drains full of stones and sand. This has been fed back to Lorna but please let us know if any haven't been fixed or contact Lorna directly.

Dead Oak Tree (just off Tiberius Way) – plans to remove this by Christmas but when they will be able to replace it to avoid it looking untidy. They have changed the contractor laying the grass around the site as it wasn't being laid correctly, which was leading to it dying.

Taylor Wimpey aren't willing to add speed bumps due to liability concerns but will put up advisory 10mph signs.

If anyone hears any building work prior to 8am contact Lorna that day for her to resolve.

Street Light on Tiberius Way to be fixed.

Holes on road near apartments – Tom has said they should be sorted soon.

Spine Road is set to open soon. This will lead through the site from the entrance to the other side and it will be open within a couple of weeks. Raised concern for speeding. This will also be the bus route.

Phase 1 of the TW development is hoped to be finished by March, this will include all the houses on this side of the spine road. This is the point when the grounds management company will take over. The first play ground will also open in March.

Pam (deputy chair) is still trying to get a meeting set up with Redrow and is hoping this will happen in the next few weeks.

Plan to find who the social housing providers are so we are able to invite them to the next meetings.

Tom will be leaving as site manager in the next 2 weeks.

School Meeting –

Belgrave are the preferred bidders for the school and the hope is to build a satellite site to their current site. At present, the process is behind where it is supposed to be. Once 250 homes were built the developers were then due to pay money out to the preferred operator. However, the council and potential sites haven't yet been able to agree on an action plan. Belgrave have agreed to contact us regarding any updates/issues arising.

Neill Sullivan – long process with the school planning team. 2 main concerns – when they sourced expression of interest it was limited to the 6 local schools and Belgrave where really the only school able to expand and the other schools involved would never be viable. Practical issues – dropping children off would be difficult due to lack of road connectivity between the two sites and there has not yet been an answer to this. Reservations regarding the expansion due to this. There is big concern regarding the next intake for schools and the pressure there will be. Council are hoping to have the school situation sorted and ready to open by September 2024. Proposal to be a one and half entry school.

Action: Letter to be drafted by Chair outlining our concerns regarding the capacity/intake issues. Then set up meetings with appropriate members of the council for help regarding this

Taylor Wimpey Application –

They want to build more houses and slightly alter the layout of the estate. Westminster Park Association are going to put together their own submission as it impacts them.

Action: To discuss as a committee and provide a response. We may raise concerns about it being a straight road so potentially increasing speeding issues on the estate.

AOB

Do we have a direct line of contact to Westminster Park?

Phil (Chair) is in contact with their Resident Association.

Concerns about the layout on Saturn Grove (Redrow side)

There is no pavement on either side of the roads. Grass verges either side. Similar layout to cul-de-sac but this is a through road. There are concerns regarding safety. This has been raised with the Redrow site manager who followed this up with their manager. The response was that due to the road being narrow it doesn't require a pavement. Concerns about prams/wheel chairs. Key road to get to new school site

Neill Sullivan – will look at this and see what can be done.

Ground maintenance

Grass verges around the estate are being neglected by the grounds team. Next to the Taylor Wimpey apartments, as you come out of Tiberius Way, there is an overgrown section of grass. Located behind the visitor car parking and next to 48 Tiberius Way.

Action: We will raise this with Lorna.

Application for funding

Raiza (local councillor) – If you wish to apply for Christmas funding this needs to be done sooner rather than later. Raiza would like to contribute some of the funding to our area and Neill has said we can apply despite not having our bank account in place. Minimum we can apply for is £250.

Could apply for Christmas lights/Christmas tree/Christmas events etc.

Minutes from meetings with CWAC and TW

KMRA meeting with TW

Meeting Date: 13/10/22

Meeting Time: 12.30 – 13.00

Attendees: Lorna Morrow
Tom Ford
Phil McCann
Paul Booth
Gavin Moore

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| 1. Dead Oak Tree | There are plans to remove this by Christmas, to avoid ruining the POS without replanting. |
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2. Communal Area Dead Grass	The contractor has been changed and this should not be an issue going forward. The ground wasn't being prepped properly and laying grass during the heatwave wasn't sensible.
3. Speed Bumps /Traffic Calming	Taylor Wimpey are stuck with 30 mph limit as this is in the planning agreement with council. There cannot be any traffic calming measures on the spine road as this will be a bus route. Taylor Wimpey do not provide speed bumps or similar as there is an issue with liability if there is damage to cars. However they have ordered some "suggested" 10mph signs that should be here in the next few days. The spine road will be open in a matter of weeks.
4. Play Areas	The play area has been ordered and should be complete by March 2023 along with all the POS around it
5. Morning Construction Times	Tom has told his team, that no machines are to be on before 8am and has asked the same of Redrow. Lorna asked to be informed of anything on the day that you hear it, so that she can investigate who it was. There are joiners etc who work inside houses that have been allowed to start before 8.
6. Tiberius Way Street Light	The streetlight is out, outside of 20 Tiberius Way. Street Lighting contractor due soon, so should be fixed.
7. Management Company	The management company will take over the maintenance at the end of Phase 1, which is estimated to be Q1 next year. There are approx. 180 homes in phase 1.
8. Holes in road near apartments	Tom will look to fill these holes tomorrow.
9. Gullies/Drains	TW sent someone out to repair, Phil (PM) put this on the whatsapp group and asked for responses where they haven't been fixed. He's passed these on to TW and they will look to clear them.
10. Landscaping / Trees	Some of the trees lining the POS have wind damage and there are areas where weeds have taken over as bushes were never planted. These will be looked at by TW and grass laid to replace the weeds.
11. Social Housing Providers	Lorna to advise who the social housing providers are, so that they can be included in meetings where appropriate

KMRA meeting with CWAC Council

Meeting Date: 20/09/22

Meeting Time: 10.30 – 11.30am

Attendees: Andrew Redfern
Razia Daniels
Paul Fiston
Phil McCann
Jane Makin
Pamela Hall
Paul Booth
Gavin Moore
Nikki Bailey

12. Roads within the estate	<p>These are not within the councils remit, until they have been adopted by the council, therefore meetings will need to take place with the developers to discuss traffic calming measures.</p> <p>20mph is widely used as a speed limit in residential areas by CWAC, but there are certain conditions that must be met. One of these is a survey taken and an average speed of below 24mph being observed. This cannot be carried out until the roads have been adopted by the council.</p>
13. Cycle path	<p>The cycle path past Redrow to the park and ride is a separate application to the Taylor Wimpey side, but has recently been given approval so should be completed soon. It is considered high priority so should be imminent.</p>
14. Development progress	<p>The baseline application was for 1269 houses, with an outline of 1400 homes. The current planning is for the lower number but can be adjusted up to the max of 1400. Two planning applications are in, one from Redrow which doesn't increase the number of houses (but increases the number of 4 and 5 bedroom houses, replacing smaller ones). The other one is a recent one from TW that adds around 100 houses.</p> <p>In June there were approx. 250 houses, with 50 to 80 per developer moving in per month.</p> <p>The 1400 max also includes Sherbourne Avenue (Stewart Milne Homes) and the bunded area to the right of the park and ride.</p>
15. School	<p>The school is financed by the developers as part of the Section 106 agreement, but it is up to the school to build it. The council asked schools to express an interest and Belgrave School have been carried forward. The school will be a split site, so there are challenges to overcome.</p> <p>None of this has been sorted yet, however the developers gave the council a limited development window where the school could be built (dates not available during meeting, but will be provided) so everything is working towards that window.</p> <p>There are contributions for early temporary accommodation so possibility of use of portacabins if the local schools are overwhelmed before the school is ready.</p>
16. ASB	<p>There has been Anti-Social Behaviour recently on both the Kings Moat development and Westminster Park. These issues are to be raised with the local PCSO when KMRA meet with them.</p> <p>The council will also raise them when they have their meeting with the PCSOs.</p> <p>The council will pass on information as to the routes for reporting ASB, and the KMRA will pass this information on to the residents, as the more reports received, escalates the matter in terms of importance and we are more likely to have a response.</p>
17. Services	<p>The developer provides money to develop local services as part of the Section 106 agreement. There have currently been no requests received, however it is anticipated that the money will support a new 2 GP surgery. The medical centre in Handbridge is currently being expanded in the meantime.</p>
18. Social Providers	<p>The Affordable Housing is provided by various social providers in Chester. KMRA will speak to TW and Redrow to find out who the social providers are for the estate and consider whether to invite them to Residents Association meetings.</p>
19. Shop/Pub	<p>It is expected that planning permission for the shop will be received in the next 12 months, however it is likely that any application for the pub will</p>

	only be in the latter half of the development to make sure it is commercially viable.
20. Maintenance Contracts	The council confirmed that they do not hold the money for the maintenance contracts or have any say in how it is spent/managed. However they will provide some background information about how it all works.