

## Kings Moat Residents Association

### Annual General Meeting

**Date: 14-04-2024**

**Time: 19:30**

Adoption of minutes of previous meeting	<ul style="list-style-type: none"><li>• No inaccuracies or concerns regarding the previous minutes.</li><li>• Phil proposed this motion and seconded.</li></ul>
Apologies for absence	<ul style="list-style-type: none"><li>• Pamela Hall</li></ul>
Chair's Update	<ul style="list-style-type: none"><li>• Phil ran over update of what is happened over the last 3 months (from January 2024 – March 2024).</li><li>• Patricia has been working on planning application for Phase 3B of the development over the last 3 months.</li><li>• KMRA has maintained good relationship TW and Redrow through meetings, walkarounds and making suggestions and recommendations. Have received quick response from TW for most of the concerns raised and Patricia's coordination with TW has made a difference in a positive way.</li><li>• Phil provided update on Cygnet hospital plan. There is a proposal to turn one of the unoccupied units on the Chester Business Park into a Mental Health Hospital. Cygnet is the company managing this Mental Health Hospital.</li><li>• Phil has taken inputs from Kings Moat residents to list all the safety concerns raised by the residents and has submitted application with recommendations to planning offers at CWaC. This is now at the stage where it is with the planning officers are to make a recommendation to the councillors to make final decisions in the public meeting held on April 4, 2024.</li><li>• Cygnet have agreed to put bigger fencing in response to concerns from the Jigsaw nursery next door to them.</li><li>• Apparently mental health hospital may to have long term plans and they have already started building work for their office use such as warehouse and pharmacy and do not require any planning permission to do so.</li><li>• There was flooding of the roundabout on the Wrexham Road recently, for which we have received an update from the Keith Scott – representing Chester South Alliance. CWaC states that the water is coming from the</li></ul>

	<p>Grosvenor Estate and fills the Wrexham Road. The council would advise and request Grosvenor Estate to take action probably some sort of natural attenuation system to slow down the rain water flow (think Beaver dams). However, in the past we were told clearance of trash from the French drains should help.</p> <ul style="list-style-type: none"> <li>• Razia and Matt requested Phil to forward the response received from Keith Scott who represented the Chester South Alliance. Phil agreed to share the information that is available on the Facebook page.</li> </ul>
<p>Planning applications update</p>	<p>Patricia Brassil liaised with Taylor Wimpey's Design and Planning team and CWAC Planning team with respect to the phase 3 development plans and shared the following updates:</p> <p>Two key issues that Kings Moat Residents objected to regarding the planned development of phase 3 were:</p> <ul style="list-style-type: none"> <li>• Change in Target Market – the proposed phase had a higher proportion of 3-bedroom dwellings or less and no 5- bedroom properties.</li> <li>• Street Scene – the proposed housing mix along the inner estate boundary of the phase 3 development facing Roman Crescent did not reflect the existing housing mix</li> </ul> <p>TW acted on the feedback provided and amended the proposed plans to address the above issues:</p> <ul style="list-style-type: none"> <li>- Plots 571-596 have been replanned to allow larger detached plots to front Roman Crescent.</li> <li>- The total plots proposed on 3B has decreased from 152 to 150. Which means the total proposed increase is now 61 instead of 63.</li> <li>- TW Introduced two 5 bed house types (Dunnerton &amp; Aireton), two of each have been added, and these now front Roman Crescent to address the imbalance in previous street scene.</li> </ul> <p>Impacted were residents with satisfied with the proposed amends to the plans.</p> <p>The 3rd key requirement for residents with regards the phase 3 planning was ensuring the proposal did not further exacerbate the traffic issues currently being experienced through the estate, from it being used a cut-through road to speeding and parking issues.</p> <ul style="list-style-type: none"> <li>• Transport Assessment refresh- As the planning committee did resolve to grant</li> </ul>

	<p>permission to TW for its phase 3 development, it was subject to completion of the necessary S106 obligations, including the transport assessment that is being carried out by SLR on behalf of the consortium of developers.</p> <ul style="list-style-type: none"> <li>• The assessment is being carried out over a number of weeks, to ensure a meaningful period to observe traffic volumes in and out of estate at a varying time but particularly at the Kings School Junction.</li> <li>• Initial feedback from TW is that there have not been a lot of notable observations and is unlikely to result in a change to the modelling assumptions or reduce the “cut-through’ traffic being experienced on Roman Crescent.</li> <li>• There isn’t a requirement/obligation in S106 on the developer to carry out additional works e.g. in terms of a scheme of traffic calming – however TW &amp; Redrow have agreed to install speed signs to make it a 20mph road. Additionally, three (3) speed sensors will be installed on Roman Crescent, near both exits and one (1) near the LEAP. Sensors will have collars to only allow light to be visible to oncoming traffic.</li> <li>• Separate from the Transport Assessment, discussions have been had with TW regarding the Traffic Lights timing which is too short to allow enough cars to exit off Roman Crescent. They are governed by Highways who control signalling. These traffic lights are designed to learn and update based on what the system sees and will amend based on what upstream/downstream traffic is doing. There would be no change in the way it is working. They have been assessed and currently there are no plans to amend them.</li> </ul>
<p>RMG / Ground Maintenance – discussion</p>	<ul style="list-style-type: none"> <li>• In the previous KMRA AGM meeting we discussed about KMRA residents being unhappy about the estate management fees from the RMG as the fees imposed is not reasonable and there is no clear indication or breakup for activities carried out as part of estate maintenance.</li> <li>• Phil has contacted RMG requesting for management agreement to understand what RMG has agreed to do and what they have covered so far as part of maintenance activity. We are still waiting to get maintenance agreement from RMG.</li> <li>• Once we receive the management agreement, we can go to the directors of Wrexham Road Garden Village limited to request for a different</li> </ul>

management company to do our estate maintenance. Plan going forward would be to send in post / flyer for asking for recommendations and suggestions for an alternate management company. We need to get evidence-based invoice and quote from other management companies to compare their maintenance prices with RMG.

- Ann Webb – a resident wanted to understand what is the issue with RMG. Phil clarified that many estate developments are still in progress and happening in phases. As residents we are legally responsible to pay the maintenance fees. However, the maintenance fee is pricy compared to other maintenance companies.

- Phil added further that RMG has explained it is legitimate for the residents to pay the big amount as all the monies collected goes to a big pot and will be used once all the amenities in the estate is built. It is important for us to make sure that actually happens.

- Ravi asked if anyone was showed interest to join the RMG task force to take some action and what is the outcome of it, and if anyone was nominated. Phil replied there is no further progress regarding nominations for RMG task force as most of the discussions are happening over the WhatsApp group and we are waiting for a date to schedule a meeting with Jemma from RMG to discuss the issues and concerns with RMG.

- Nikki asked if RMG allows to have a different management company. Phil explained that TW and Redrow residents come under same management company we have the right to hold a poll to have alternate or different management company. If a minimum of 50% residents agree to vote for an alternative or different management company and write to the secretary of the RMG, we have the option to change the estate management company. We can establish a task force to address these issues with RMG and also possibly include one of us as a representative or Directors of the management company to work with the management company in future.

- Patricia Gail – a resident wanted to know who is responsible for maintaining the estate boundaries as there are weeds and plants that are not taken care and no equipment can go into it to clear the weeds. Patricia Gail has written to council as well as TW to understand this and waiting for a response. Phil said we are not sure if council can shed light on this as we have RMG to maintain these small spaces

	<p>between the fence and the estate boundary. This has been notified by Patricia and Nikki during the estate development meeting and walkaround with TW and apparently a company like RMG should maintain these small spaces. Phil suggested to wait and see what Planning team at the council has to say as the RMG will not do anything beyond they are not entitled to do.</p>
<p>Maintenance issues update</p>	<ul style="list-style-type: none"> <li>• Patricia has walked through the concerns around the estate with the site managers and has received update from the developers.</li> <li>• Residents have enquired about safety with respect to the ponds. TW advised that there is guidance for wet features and that is not to put fencing as it may trap those that climb in. TW have confirmed that they are going to install some signage near the ponds. They won't be warning signs but signs making it clear that this is a pond. They are putting up a Bug hotel and Beehive, but they are up for any other ideas that we may have. One of the suggestions from the residents was to put a bench for seating near the pond area which has been agreed by TW.</li> <li>• Traffic Lights timing is too short to allow enough cars to exit off Roman Crescent. TW mentioned these traffic lights are designed learn and update based on what the system sees and will amend based on what upstream/downstream traffic is doing. They have agreed to review and assess with relevant parties at Highways as they are governed by Highways.</li> <li>• Regarding School site handover – TW and RR have meeting with the Chester west and Chester educational teams, this Thursday 18 April 2024, they are going to compile a plan. TW is keen to handover the site to get started and the new proposed date of completion is September 2026, but the handover date is confirmed only after the Thursday's April 18 2024 meeting.</li> <li>• Flooding issues – TW is aware across from Kings School - the flooding issue and the flooding is happening as a consequence of overflow from the Kings school and Grosvenor Estate. Patricia has exchanged few emails with the planning team from TW to give us the timescale as they have got the approval from the CWaC to redo the flood paths.</li> <li>• Patricia Gail wanted to know when the roads will be adopted. Patricia Brassil replied the entire roads will be adopted only after the completion of the estate developments and it</li> </ul>

	<p>may take up to 5 years.</p> <ul style="list-style-type: none"> <li>Residents have raised concerns that Some pavements reported to have sunk around site, causing some trip hazards with manhole covers exposed. One large section of pavement was identified during the walk around (Corner of Roman Crescent &amp; Tiberius Way). This area is due to be resurfaced soon. A safety barrier was placed around the lifted manhole cover during our walk around to protect from the trip.</li> <li>Razia thanked Patricia for the update and wants it to be shared via email. Patricia Brassil happy to share the updates with Razia.</li> </ul>
Any other Business	<ul style="list-style-type: none"> <li>Phil thanked Patricia and Pam for following up with TW and RR</li> <li>LEAP Play Area – Phil is in touch with Paul Friston – TW planning officer; regarding the Playground development update. He stated that TW were waiting for the permission from the council and that their proposal complies with the planning permission they had and the work is progressing in slow pace. Redrow are carrying out the area of the playing pitches and the main Moat Park area of open space (opposite the proposed school site). This work is expected to be completed by the end of 2024 most likely.</li> <li>Phil enquired about the strange path to link between the main Wrexham Road site and the development off Sherbourne Avenue is included on the approved plan. Paul Friston confirmed it is not a specific planning requirement to compete this link, as this was not in the developers’ control at the time of the planning application. However, the developers intend to negotiate completion of the link with the landowner’s consent.</li> </ul>
WhatsApp	<p>Paul Booth – is currently managing WhatsApp group and wanted to know how is it working for everybody; whether to keep the WhatsApp group as it is. The main intention of making separate groups is because it was found that people were struggling to find things as their chat discussions were in different places, therefore specific groups such as General and Buy and Sell were made to post or discuss relevant topics. KMRA is happy with exiting WhatsApp group and hence this will continue to exist as it is.</p> <p>For any new residents or anyone who wants to join Kings Moat Garden Village WatsApp group, there is a Kings Moat Garden Village Facebook page that includes link to join WhatsApp group.</p>

	<p>Phil suggested we can share the Kings Moat WhatsApp group details on the notice board as well. Paul Booth added saying he makes sure Community flyers contain the WhatsApp group details for new residents to join the conversations.</p>
Next meeting date	<p>Phil proposed to move the next KMRA meeting to 07 July 2024. This motion was seconded by everyone attended the meeting.</p>

**Meeting Closed at 20:45**

**Next Meeting on 07/07/2024 at 19:30 hours**