

Orchard Park Community Council

Minutes of the meeting of the Community Council held on Wednesday 13th April 2016 at 7pm at the Community Centre, Orchard Park.

Present: Councillors, Y Macaulay (Chair), A Chan, C Hosmer, F Oboloje, E Meschini, D Warren and B Benton.

In attendance: V Wood (Clerk) Lewis Owen (Centre Manager) District Councillor N Davies County Councillor M Mason in attendance. Also in attendance Peter McKeown (Carter Jones) Chris Senior and Jason Frost in regard land parcel L2. There was one member of the public in attendance (in part).

CC15/162 **To receive and approve apologies for absence:** Apologies received and accepted from Cllr Nixon (illness). County Councillor D Jenkins and District Cllr's C Cross. No other apologies received.

CC15/163 **Disclosures of Interests** –There were no disclosure of interest.

CC15/164 **Public Participation:** There member of public in attendance wanted to represent residents who were disturbed by item CC15/170.

CC15/165 **Minutes, to agree minutes of the meetings on 9th March 2016:** The minutes for the meeting of 9th March 2016 were considered. Cllr Brenton proposed that they be signed as true record, motion seconded by Cllr Hosmer, all in favour, minutes signed. No matters arose.

CC15/166 **Carter Jonas LLP (L2)** – Members received a presentation from Peter McKeown, Chris Senior and Jason Frost in regard to proposed development on land parcel L2. The apartment block comprising of 66 studio units of which 26 will be affordable housing and a gym and other communal sociable space will offer accommodation for singles or couples which is driven by demand from employers and employees of the science park. The apartment will also offer renewable energy and rainwater harvesting, car sharing schemes and electric car charging opportunity's.

A question arose regarding the parking facilities, to which the reply was there will be 66 parking spaces, including those for the gym, however it is not yet determined how the allocation will be delivered.

Had any discussions regarding caveats to the number of cars or residents residing in each apartment taken place? The reply to this question was that policing any such caveat would be an issue.

It is noted, that Members highlighted that the fabric and colour scheme of the proposed plan were not in-keeping with the design guide. A response to this from Carter Jones is the proposed plans are not set in stone and may be changed at this stage.

Members asked if play areas or public space had been considered. To which the replay was that the units were designed specifically for singles and couples so no provision for family was needed, they would be looking at a contribution through the S106 for public open space.

Members also asked how the Gym would be commercially managed and were advised that it would not be private use for residents of the apartments.

A discussion arose regarding poor transport links to Orchard Park after the cut in bus services, the developers were asked if they had undertaken discussion regarding transport contribution. The reply was that currently no discussions had taken place, however the plans are still in early stages.

A final question is received regarding security, to which the response is that it would be likely to have a self-monitored CCTV system installed.

No further questions arose, members advised that they would take further time to discuss the proposed plans at the next planning committee meeting and offer feedback.

CC15/167

To receive reports from District and County Councillors:

A report from County Councillors is received and noted: Cllr Mason added that following the second serious accident on the guided bus way he has suggested to them that an independent enquiry should take place, both accidents occurred as the bus re-joins the guide way, there are several points where the bus joins the guide way at Orchard Park and therefore we have an interest for safety reasons, that an enquiry take place. Cllr Mason is perusing this. Cllr Mason also updated members that the East Anglia Devolution plan was rejected almost unanimously at 64 – 1, he added that an elected Mayor would be another tier to Government Management with poor incentive. Cllr Macaulay commented that it takes decisions away from the grass roots. No questions arose.

A report from District Councillors: No written report received, Cllr Davis advised that it was a quiet time with little to report due to the forthcoming elections. No questions arose.

CC15/168

Chairs Report: The Chair gave a brief update which included the current Councillor Vacancy, this position was advertised on the noticeboards and in the last newsletter but would be given media coverage through website and facebook.
Clerk to Action.

CC15/169

Set time and date for Annual Parrish Meeting: Members discussed various options and looked at what had been better received in the past, Cllr Hosmer proposed that the Annual Parish meeting be held on 11th May 2016 at 6.30pm, just ahead of the Annual General Meeting which could start at the slightly later time of 7.30pm. This proposal was seconded by Cllr Warren and a vote of all in favour is recorded.

CC15/170

Parking and anti-social behaviour: Members are updated of the issues with anti-social parking from contractors staying at the Premier Inn causing much distress at unsocial hours with noise levels and the safety issues with it being so close to the school. The Clerk was asked to contact the Premier Inn to offer the Sports Centre carpark as an over flow over night and contact the PCSO and Contractor advising of the safety concerns. **Action Clerk.**

CC15/171

Orchard Park Youth Group: A report from the Youth Group Leader is received and noted. Members considered the SLA agreement and were all in favour of offering the same service as 2015/16. The Chair signed the agreement.

CC15/172

Centre Manager: A report from the Centre Manager is received and noted, which

included:

- i) **Facilities Usage:** Members noted that the Community Centre income figures were slightly lower for the month of March but the overall annual figure was above target.
- ii) **Outstanding account for 2015/16:** Members are informed that there is one outstanding account for the Community Centre and one for the Astroturf. The Centre Manager was in communication with both parties and felt that a resolution was soon to be received.
- iii) **Maintenance and Contract Issues:** The maintenance services were booked to be carried out during April. 'The Green Roof' maintenance is unresolved awaiting further quotations. **Action:** Centre Manager.
- iv) **Hearing loop:** Following the investigation regarding the hearing loop Members are advised that the system needed to be completely re-wired they considered quotation, Cllr Meschini proposed we proceed with the quotation Cllr Warren seconded and a vote of all in favour is recorded. **Action:** Centre Manager.

CC15/173

Clerks Report: A report from the Clerk is received and noted which included general correspondence updates and details on:

- i) **General correspondence:** Communication to BPHA in regard to the broken fence and litter in Pagram Way and the rubbish and litter which is collecting to the right of the retail centres still awaiting resolution the Clerk was asked to follow up. A discussion arose regarding more bins at Topper Street, Clerk advised that there are bins waiting to be installed but these may still be insufficient. **Clerk to action.**
- ii) **On-going remedial and finishing works:** Progress on Aster and Sweetpea Way is concluding. , the core surface has been laid and now the contractors are laying the
- iii) **Website:** There is further work to be finished before the new website can be made live, Clerk to prioritise. **Action:** Clerk

CC15/174

Proposed Sports Facilities Extension: The plans to extend the sports facilities have been submitted and are currently being considered.

CC15/175

Planning Committee:

- i) Note minutes of the meeting of 4th April 2016 – the minutes of the meeting of 4th April are received and noted.
- ii) No Matters arose.

CC15/176

Finance and Resource

- i) **Reserve Funds –** Members are updated of the 1% increase in stamp duty which will have an effect on the property investment with CCLA. Duly noted.
- ii) **Banking facilities –** Members are advise of the transaction charges being applied to the Unity Trust account, the Clerk is asked to compare the charges and facilities offered by other banks and report to next meeting.

- iii) **Payments:** Payments for March 2016 were considered, Cllr Warren proposed they be approved, seconded by Cllr Meschini, all members in favour, payments approved and duly signed.
- iv) **BCR & Budget:** Members considered the current BCR showing end of year figures and noted the overall underspend and the higher income generated our facilities. The Clerk advised that further work for audit is in process and detailed accounts would be presented as soon as possible.

Members of the public are requested to leave the meeting room before personnel issues can be discussed).

CC15/177

Personnel

Staffing: Update on Staffing issues to include;

- i) Staff reviews update – Members noted that all staff reviews had been completed and the recommendations there on.
- ii) Annual pay increments – Members noted that provision is made for pay increments and were all in favour of the recommended increment's to be awarded.
- iii) Ongoing staff issues – no further issues to report.

The meeting closed the at 9:05pm

Sign.....Chair

Date.....