

MINUTES OF GREENWOOD SCHOOL SITE SUB-GROUP MEETING

15th July, 2003

Present: Geoff Hamilton (Chair)
Jackie Hamilton (42 Stafford Road)
Betty & Pete Barnett (40 Stafford Road)
Margaret & Oscar Davis (38 Stafford Road)
Audrey Brassloff (54 Cavendish Road)
Nigel Moutrey (56 Cavendish Road)
Paul Lenihan (60 Cavendish Road)
Joan & Jim Cunningham (17 Rutland Road)
Barry & Hilary Axon (19 Rutland Road)
Charys Dodd (21 Rutland Road)
David Yates (Chairman EPRA)
Barbara & Rick Petecki (1 Allington Drive)

Apologies: Des Marshall (2 Allington Dr), Corinne & Neil Pollitt (4 Allington Dr),
Margaret & Dennis McCullough (64 Cavendish Road)

1. The meeting was called in response to a letter sent out to residents from City of Salford Development Services notifying of an application for planning permission to develop the Greenwood School site. Proposals are for at least 45 dwellings on the 1.5 hectare site. There is no mention of the dwellings only being built on the 'footprint' of the school – the whole site is to be utilized. (It appears that the area of the playing fields which falls immediately to the rear of Nos.66 to 72 Cavendish Road will in due course be incorporated into the Three Sisters site as proposed in the UDP.)
2. General discussion ensued as to how best to oppose the application.
 - It was acknowledged that local planning departments have no option but to fall in line with the central government decree that there must be a minimum of 30 houses per hectare. It would thus be very difficult to argue for fewer houses (executive dwellings, more in keeping with the area, etc).
 - The Council has already included the monies raised from this site in their budget.
 - The Council has not yet identified an alternative recreational site and objection could be made on this ground – but this argument would be redundant should they produce a site.
 - Traffic will definitely increase, but David Yates did not feel that the Council would be swayed by this argument.
 - Trees which do not have preservation orders on them would also have to go if some of the houses are to have entrances directly off Stafford Road, as is proposed. Is this why the City Council refused to List them when requested to do so and said “no decision has been made to protect the trees” in March 2003? This appears to contradict the statement in the Planning Application.
 - The developers would almost certainly apply for greater than minimum density.

- The idea was mooted of asking the Council to specify a maximum density before allowing the land to be developed. Doubtful how successful this would be.
 - Possibility of greater density, so that less of the area is actually covered with buildings.
 - Try to change Government policy by writing to central government arguing that the blanket ruling of 30 houses per hectare is far too inflexible and takes no account of individual situations.
3. David Yates informed the meeting that Chris Findley had agreed to a meeting with EPRA representatives to discuss an overall design guide for Ellesmere Park. This has been dropped from the proposed UDP. The residents welcomed this and were all agreed that there has been piecemeal erosion of greenfield areas throughout Ellesmere Park, without thought for the area as a whole. (e.g. Eccles College playing fields, the former sewage works, land adjacent to Eccles College), and also planning permissions granted for unsuitably large blocks of flats.

It was felt that there was a strong argument for asking the Council not to develop Greenwood site at all, but to allow it all to be assimilated into the Three Sisters site. This would be small compensation for the areas lost, but better than nothing.

4. It was decided to:
- Write to the Council with our objections before the deadline of 23rd July.
 - Write to our MP, Ian Stewart, Eccles Parliamentary Office, Eccles Town Hall, Church St., Eccles.M30 0EL. Tel 0161-707 4688.
 - Write to The Planning Team, Government office for the North West, Sunley Buildings, Piccadilly Plaza, Manchester. M1 4BE
 - Urge as many residents as possible to do the same, using any objections they wish.
 - Geoff to put together some information for the Advertiser.
5. David Yates informed us that EPRA would be holding a public meeting to discuss various issues some time in September.