



Ellesmere Park Residents' Association

www.epra.freeuk.com

MINUTES OF OPEN MEETING 26/11/03

Apologies for absence

Received from Alan Garnett and Joe Murphy

Opening remarks

Chairman, David Yates, opened the meeting by welcoming in addition to over 100 local residents who were present, Chris Findley (City of Salford Head of Planning), Dave Evans (Development Planning Manager in charge of the UDP) and Diane Higham (Environmental Services Officer).

David introduced Terry McKnight as being in charge of the EPRA website and thanked everyone for coming, in particular the members of SOS who are campaigning to save the former Swinton Water Treatment Works as open space.

The way that EPRA is organised was explained. There are small groups formed for every individual project and they report back to the committee members.

Minutes of open meeting 26/2/03: Matters arising

- 1) 14 Victoria Road: Clive Fisher is the co-ordinator for this issue and he explained the proposals to demolish the existing building and replace it with a 4-storey apartment block. This planning application has been going on for 2 years. It was rejected by the council although there is another committee meeting in three weeks time and we wish to object. A petition was passed round.

- 2) Ellesmere House: Barry Evans is the co-ordinator and he explained about the permission granted for this development of 23 flats. There was still a battle on to have the access altered to make it safer.
- 3) Social events: It was agreed that the social events we have had were well received. We wanted to present ourselves as a community that enjoys itself and not just as a collection of 'nimbys'. The collective view was that if we arrange an event in the future, then this should be family orientated. A bonfire night was also suggested.

David commented we needed to take an overall view and that by picking sites off one by one, the effect on the whole environment was changed. The precedent of 28 Ellesmere Road was very much regretted and the knock on effect was the recent demolition of Stafford House. We need in the future to concentrate on the totality of any proposed changes.

Treasurer's Report

John Rabbitt gave the balance as at 18/11/03 as £2,067.44. He asked for the preferred method of payment to be by annual standing order.

Sandwich Road unoccupied properties

There is a block of 3 connected houses that are empty and a complete mess. Via Chris Findley, we passed on our concerns particularly about the possibility of arson at some point. Chris explained that the council could spend money bricking up the properties and then ultimately pass on the cost (known as a re-charge).

The kerb side recycling scheme

Diane Higham from Environmental Services held a discussion on the scheme and said that this would in due course be expanded to include garden waste. There are 30,000 green boxes out at the moment and the scheme is already half way complete. The cost is funded by Government and is resulting in savings on landfill, which is an important resource. Residents felt that the scheme was a welcome one and suggested that car batteries and ordinary torch batteries etc be included.

Greenwood

The meeting heard that there was an excellent response at the site visit and both planning hearings. Whilst outline planning for residential development was granted, we gained the important concession of becoming involved in the finalisation of the design guide (ie: the brief given to prospective builders outlining how the site should be developed).

Geoff Hamilton, the co-ordinator on this issue, asked for feedback on what we were looking for in terms of the design brief. The consensus was that we wanted the building line maintained, no over-development, don't build too high and put in landscaping. We wanted to protect the adjoining site of biological importance and see a traditional build on Greenwood, which would not be too intrusive and spoil the local area.

Chris Findley explained that outline planning meant that residential housing had been agreed in essence, but as this was a City Council owned site, they could make it pretty clear what was expected of a developer. He said that he would be mindful of our concerns about density, about flats and about overall design terms. He said that the council was determined to achieve a good design and a good development. He also said that the site sits in an environmentally important area and that he was behind taking a participatory approach and welcomed the forthcoming meeting with residents to discuss the design guide.

Unitary Development Plan

Chris Findley explained that the 2nd. Deposit of the UDP was out now. After the first deposit, there were 3,000 representations, the most substantial of which were concerning the Swinton Sewage Treatment Works. Representations were permitted from residents, public agencies, developers, government offices and landowners. The City Council considered all representations and has made changes to the initial deposit.

At the 2nd.deposit, people can only make representations on matters that have changed. All policies not changed will stand. The chance to make these representations ends on 5/1/04.

The public enquiry is scheduled for next autumn.

The City Council can make changes to other matters in the document prior to enquiry, but must advertise those changes.

The Council decided not to change the policy on Swinton Sewage Works and all the representations will carry through to the public enquiry. On 1st.deposit, there were approx. 1,500 objections to this proposal to build 420 houses and a link road. Council decided to retain the site for mixed use including open space, which would be legally accessible to all.

Comment was made that the curtilage of the former sewage works would be breached if the development went ahead and would encroach on Campbell Wood and former allotments.

Chris explained that the national target was for 60% of all new housing to go on brownfield sites and Salford was ahead of this target, achieving 90%.

Dave Evans commented that a large part of the site is in private ownership (ie: United Utilities) and they had previously made proposals for development and the Council was not in favour. He said that the proposal is to benefit the community at large and of the 30 hectares under discussion, just 12 will go for housing and the rest will benefit from improvement. At this stage, there were no specific proposals for the link road and nothing about the inclusion of a bus lane.

Dave explained that Salford has to provide 530 new houses per annum and must concentrate these on brownfield land. Each year, the Council is obliged to put sites forward.

Councillors Sheehy said that this was a brownfield site and Council cannot defend not building on it. A comment was made that local people want to retain open space.

The Chair of SOS (Swinton Open Space), Barry Wild, said that a website had been set up and there is a link to this via the EPRA website. A forthcoming open meeting will be held on 15/1/04.

Councillor Daniels said his position was that he has argued for the site to be retained as open space.

There was a strong feeling of support from EPRA members for the SOS view concerning this proposed development as it would be on open space that adjoined Ellesmere Park.

Any other business

Concern was raised regarding the amount of leaves littering roads and pavements. Whilst residents were encouraged to do their bit and take leaves outside their own houses down to the tip, Councillor Sheehy gave out a helpline number for the Environmental Call Centre Tel: 909 6500.

There was a call for more litterbins and Eddie Sheehy said he would take this on board.

The general poor lighting and the bad state of the pavement on a demolished property on Ellesmere Road were raised. Chris Findley said that he would investigate.

There was a call for membership fees to rise to £5 pa to fund any future need for legal advice. The proposal was floated but opinion was divided.

A suggestion was made that we should invest in a microphone for future open meetings. The cost will be looked into.

David Yates thanked the bar staff at Monton Sports Club and also thanked everyone for attending, particularly the Council officials. The meeting closed at 10.20pm.

Bob Berry
EPRA Secretary

