



Committee meeting

7th November 2022

Present:

Christine, Rupert, Ian, Marie, Kelly, Ray (Advisory)

Apologies : Gary, Lewis, Queenie

Local housing plan

Discussions around the initial proposals to seek planning consent to develop c16 properties on Aberly Green. We have sought Sanhall's official position through E&M. First Port have raised this additionally through their own channels.

Committee members advised to raise any concerns to the council's planning office in line with the public consultation.

Park benches

Agreed that we need to replace the broken benches. Will seek to get quotes for three benches – all of which will be placed in Aberly Green, and anchored down sufficiently to stop them being moved and or damaged.

First Port have confirmed that if the RA is funding this betterment, the RA can purchase and install any such benches without the requirement for FP to nominate a contractor to supply and install.

Lighting

Concerns raised around the general level of lighting in the public areas of the estate with a number of street lamps not working

Raised with Georgia requesting a full audit and repair of any non functioning lights plus replacement with LED bulbs to improve overall lighting and reduce electricity costs – (already in hand)

Parking

A number of oversized vans parking on the estate. DVLA have attended the estate and clamped a number of vehicles that had no valid VEL or MOT. FP advised re ongoing parking issues and confirm that CPM will be stepping up patrols to enforce parking restrictions (no parking on double yellows, on pavements or grassed areas)

Carpets in blocks

Replacement carpets finally being installed in communal areas of blocks. Concerns raised over quality of carpet and fit.

Escalated to First Port. A full audit will be carried out prior to any sign off with all residents of apartments concerned written to to seek their feedback and input regarding installation , snagging issues etc with the contractors required to resolve any such raised issues before final sign off. The carpet is a commercial / industrial grade carpet that FP utilises across a number of developments.

Papyrus Way traffic

Concerns raised around traffic utilising Aberly drive as a rat run once Papyrus Way/College Road is opened up fully.

Nearest units to development – Fowler Welch and Evri. Panattoni stated at meeting with LPRA previously that this access road would not be utilised for HGVs with all relevant routing info pushing those vehicles onto Bellingham Way. Agreed that we need to monitor for any uplift in vehicles utilising Aberly drive – and escalate if this becomes an issue.

NHL traffic calming / pedestrian crossing

No update from local councillors despite requests for risk assessments. Whilst RA share concern, this is a matter that the local council needs to lead on – as we have no jurisdiction over matters outside the estate. Agreed that we need to continue to pressure Parish Council for action.

Bus route – loss of 71 service on NHL

Noted that a number of routes were withdrawn after public consultation and following the downturn in passengers following the pandemic. Council funding for many routes withdrawn. Noted that the service continues to run from the other side of Tesco's.