

The Wincheap Society

Minutes of the Committee Meeting of The Wincheap Society at 7.30p.m. on Monday, 5th December, 2016 at 53 Wincheap, Canterbury

Present: John Osborne (Chairman), Nick Eden-Green, Gillian Bull, Joe Passey, Pat Marsh, Ed Craven

1. Apologies for absence: Eddie Peake, Sarah Walter
2. The Minutes of the last Meeting 14th November, 2016

The minutes were signed as a correct account.

3. Matters Arising.
 - i. Wincheap Playground

Ed had a meeting in the Wincheap playground with Rebecca Booth, Senior Environment Officer for the Council, who is in charge of playground refurbishments.

The process she is following in broad outline involves:

- a) preparing a **Design Brief** which incorporates significant parameters to guide the detailed design e.g the age group being catered for; location of fixed items within the site, such as trees and paths; parallel important developments, such as the possibility of a back gate; the budget available. This should be complete before the year-end and be sent out to tender to 5 or 6 companies. The tender exercise is designed to give maximum scope for imaginative proposals;
- b) the creation of an **Assessment Group** of council officers and external people to examine the returned bids and to select two bids to take to public consultation;
- c) a **public consultation** with interested parties. This involves consulting children by working with the local primary school, getting views on the submitted designs and having a Consultation Day at a local venue where the 2/3 sets of plans will be presented; the development companies will be present and members of the public asked for their views. The companies are asked to revise their bids in the light of the consultation and to submit final bids;
- d) a final decision on design and developer. **The refurbishment is due to be completed one week before the summer holidays 2017 begin.**

It was agreed that it would be a good idea if a Wincheap Society representative becomes a member of the Assessment Group. Moreover, the Society's members could be encouraged to attend the consultation day and have a say in the final choice of design.

Rebecca thought there was considerable merit in the idea of an entrance from Cogan's Terrace. However, this has to go through a separate statutory process to run alongside the refurbishment process. It is clear that there was a gate in the top left-hand wall but that it was bricked up at some point. The wall itself is listed. Rebecca agreed to consult her colleagues about the idea.

The target customer group should remain 0-13 year olds, but that does not preclude facilities which appeal to an older age group eg the idea of a basketball hoop.

The Wellingtonia has died according to her expert colleague due to disease: a fungus. It needs to be removed to prevent the disease spreading and to prevent the tree itself becoming a hazard to people and property. A tree by the front gate has also died and will be removed. Rebecca thought it might be a good idea to have a tree zone near the front by the road to absorb noise and pollution.

There is a considerable budget available for the refurbishment, partly based on Section 106 payments by developers in the area. There have been real advances in child play facilities and these should be reflected in the design.

Both Ed and Rebecca thought there should be good open space, tables and benches as well as play facilities.

Next Steps: Rebecca is to send Ed an outline of the process to be followed; Rebecca is to consult colleagues about the idea of a Cogan's Terrace gate.

The committee asked Ed to be our representative on the Assessment Group and he agreed.

It was thought to be a good idea to have the various design plans exhibited in the Jubilee Hall and Ed will recommend this to the Group.

John will ask a tree surgeon he knows for a second opinion on the trees in the playground. We will push for replacements if the trees have to be taken down.

The need for public conveniences in the playground was raised. These were removed 8-10 years ago because of cost. Nick explained that they are extremely costly to maintain, need cleaning twice a day, are vandalised frequently and are used by drug addicts, who leave hypodermic needles behind. It is therefore unlikely that this amenity would be considered in the refurbishment, but Ed will nevertheless bring it up.

Action: Ed, John

- ii. Quinn Estates / Pentland Homes (See later)

iii. Litter Campaign / Litter Pick

It was agreed that we will have an action day early in the New Year.

iv. Former Lotus House Application

This was withdrawn at the last minute.

v. Mountfield Park – list of consultees

WinSoc has not been put on the list to speak at the planning committee meeting on 13th December because we didn't put in a formal response to the consultation. We supported ACRA's response. The chief argument against the development, which may be decisive, is the potential increase in air pollution in view of the High Court decision in the Client Earth case, which ordered the government to come up with a better plan to tackle air pollution in the UK and not accept any increases in it (see AOB i).

4. Quinn Estates / Pentland Homes / Meeting with KCC

Nick and John attended and said it had been shambolic. CCC were not there and KCC had not been informed about various issues eg Quinn offering to fund traffic lights at the Wincheap roundabout. They wouldn't produce any evidence on the two-way slip road but said construction traffic will not use the farmers' tunnel from Birch Rd under the A2.

It was declared that the Wincheap relief road has nothing to do with KCC – CCC is responsible.

Nick thought two important points came out of the meeting:

- 1) there is an over-expectation of modal shift;
- 2) traffic increases have been underestimated.

Awareness is apparently beginning to dawn that the ring road will be seriously affected by all the new developments planned in Canterbury.

Nick suggested to Martin Hart, Pentland MD, that residents are not desperate to have a new fourth slip road; rather they are much more interested in having a Wincheap relief road and a new exit onto the ring road.

5. Former Roger Britton Site

The owners are trying to sell the site but have put in an application for variation of conditions 15 and 20 of the planning permission, those that pertain to site contamination and archaeology. These conditions have to be fulfilled before demolition

can take place.

It was agreed that John should write in support of this application. We would prefer a hole in the ground to the 30-year-old eyesore we currently have.

Nick has asked for the issue to be brought to CAMP in a coherent report (it was raised in a report before but in an incomprehensible form).

Action: John

6. Obituaries – Deaths recorded since our last meeting

Fidel Castro, Cuban politician and revolutionary who governed the Republic of Cuba as Prime Minister from 1959 to 1976 and then as President from 1976 to 2008; **Andrew Sachs**, British actor (Manuel in *Fawlty Towers*); **Leonard Lewis**, ‘Leonard of Mayfair’, hairdresser to celebrities; **Michael James Delligatti**, creator of the Big Mac.

7. Any other business

- i. Prof. Stephen Peckham has produced a paper on air pollution in the city for the Local Plan Inspector in the light of the Client Earth High Court Decision. Nick has written a paper in support for the Lib Dems group. Pat will write a comment to the Inspector supporting Prof. Peckham’s views on behalf of WinSoc. It must be sent to the Programme Officer by 5pm on 7th December.

Action: Pat

- ii. John informed the committee of the contents of the Canterbury Society newsletter.

8. Date of next Meeting

Monday, 23rd January, 2017 at 7.30pm at 40 Scott Avenue, Canterbury, CT1 3RN (thanks to Gillian)