

The Wincheap Society

Minutes of the Committee Meeting of The Wincheap Society at 7.30 pm on Monday, 3rd July, 2017 at 53 Wincheap (Thanks to John)

Present: John Osborne (Chairman), Gillian Bull, Ed Craven, Debra Johnson, Glenda Shephard, Barney Parsons, Pat Marsh

1. Apologies for absence: Eddie Peake, Nick Eden-Green
2. The Minutes of the last Meeting 5th June, 2017

The minutes were signed as a correct account.

3. Matters Arising
 - i. Playground

Ed is incorporating the suggested amendments from committee members to his letter to Rebecca Booth reiterating WinSoc's support for a new back gate to the play area and improvements to the Wincheap entrance.

The case is fairly simple and straightforward:-

1. The re-furbished play area will attract more children and parents than before. Most of this demand lies to the south of Wincheap in the residential areas bordering the play area. Access to the play area will be improved for these people if there was an entrance in the back wall. It would avoid a longish walk onto Wincheap.
2. The numbers of children using the area should increase, as they are attracted by the excellent new facilities. As things stand now they would have to walk along Wincheap to get into the play area. However, Wincheap is notorious for air pollution. Wincheap is an Area Quality Management Area (AQMA). This designation indicates areas where air pollution levels regularly and significantly exceed EU and Defra standards. Unless action is taken on a back gate, an unintended consequence of the refurbishment would be to expose more children to air pollution, with adverse effects on their health. It seems perverse to improve children's well-being through new play facilities, while decreasing it through exposing them to air pollution.
3. The public consultation meeting on the new scheme tried to gauge opinion about the desirability of a new back gate. Of those who replied to the questionnaire, 31 (67%) were in favour and 15 (33%) were against. It is difficult

to judge the accuracy of this small sample, but it is suggestive of support for the proposed new gate. The Committee of the Wincheap Society also adds weight to this view of public opinion.

Rebecca has told Ed that there is at the moment no money allocated for this work and that the issue would not be considered before the autumn. Depending on the cost involved, she thought a decision may be within her remit (rather than needing Committee approval) although she would consult the Area Members Panel if this were the case. Ed has asked Rebecca for a timetable and process for decisions.

The Wellingtonia trunk has now been felled.

Action: Ed

ii. Quinn Estates

Gillian reported on the meeting of Thanington stakeholders with Quinn Estates Ltd on 29th June.

Quinn said the purpose of the meeting was to discuss and focus on how they might contribute to community assets in the area. They do not want to duplicate what is already provided or undermine others' work, but are seeking to integrate with the existing communities and with Pentland's plan.

Paula Spencer said that at a prior meeting at Howland Manor people had asked for a surgery, shops, post office, and pub, all in the centre of the new developments, but not for an additional hall.

Quinn then asked for comments on what improvements might be made to the existing halls.

1. Ashford Rd Community Association (ARCA) need more parking spaces, as the A28 is being used by overspill. There was some discussion as to pedestrian access and current ownership of paths and land. Quinn noted these.
2. Jubilee Hall is owned by Canterbury City Council (CCC) and has been retained because elderly local residents wanted it to be. It is now in a sorry state, but it is down to CCC to demolish and rebuild it, although this is unlikely. There is very limited parking and CCC are now charging for what there is. This is not really within Quinn's remit.
3. St Faith's, leased from the Church, is now costing £1,500 p.a. to maintain. It needs refurbishment: firstly of the roof (looks like corrugated asbestos) which is leaking, then the kitchen and toilets (one F inside, not good, one M outside only) and the addition of an accessible toilet. There is no car park currently but a need for one. They want to attract more people to come up the hill. It is a nice size (can take 100) for parties and there is land at the back where a marquee is occasionally erected. It would probably come under Pentland's remit.

4. The Scout Hut on Heaton Road is not really in the Thanington Park frame, but with the Jubilee Hall is the only facility mid-Wincheap. Quinn has provided a scout hut on a development in Essex, with the cooperation of the Scouts, but elsewhere in East Kent Quinn did not secure this cooperation.
5. St Nicholas's Church Hall is small, and the roof needs attention (as does the church roof). There is one toilet in the hall, so one more plus an accessible toilet are required. The Lunch Club meets there once a month and a couple of other groups use it.
6. As for Thanington Neighbourhood Resource Centre (TNRC), Paula would like an extension to the gym and changing facilities for women's football.

There followed some discussion of the status of Thanington Parish: Will there be a new parish, or will the developments be incorporated into the existing parish?

Quinn will probably be required to contribute c. £6 million, most of which will be used for roads.

iii. Clean Air

There are no minutes yet of the Canterbury Clean Air meeting last week, which Pat couldn't attend.

The Local Plan has passed the Inspector and is up for approval by the Council on 13th July. ACRA will be presenting two petitions at this meeting, one on transport issues especially concerning regular reporting on air quality and traffic figures, so we can see if modal shift is really happening as projected in Canterbury.

iv. Finance – signatories to bank account

John, Eddie and Pat have sent off their signatures to the Bank and we assume they have been accepted as WinSoc signatories.

v. Great Get Together

Pat went at 12.15pm and Ed went about 1pm. It was a little disappointing that many councillors were there and members of RAs, but not people from a variety of communities, which was the intention of the gathering.

vi. Website

Gillian has set up a free blog wincheapcampaigns.wordpress.com and put up the KCC Drawing and the entire Cycle Paths report. Pat has put in links from relevant parts of winsoc.org.uk and Gillian has made links to both the home page of the website and to the Campaign section in it.

This means we can now make graphics available to site visitors – which are, of course, each worth 1,000 words, particularly KCC's, CCC's and the developers' plans plus our comments. We could also load up relevant older documents e.g. parts of Clive Church's history of Thanington, with the authors' permission. Gillian is also considering more WinSoc reports: e.g. Thanington Park access issues, air pollution (when we get data from the University) and the proposed Wincheap gyratory system. Apart from consolidating information on specific issues, we would then have a bank of information in a suitable format for future reference.

Pat will ask her friend to put a link to the WinSoc website on the Canterbury Residents Facebook page.

Action: Pat

vii. Slip Road/Wincheap Relief Road

At the ACRA meeting with Colin Carmichael on 22nd June, he stated that the developer isn't obliged to fund the 4th slip road until 400 houses have been built (which could take a few years). However, KCC have applied for funds from central government to be matched by the developer and, if successful, they can lean on the developer to start sooner.

Pat asked whether the proposed Wincheap relief road was still happening and Colin said there are big problems to overcome re using the Wincheap Industrial Estate. Though CCC owns most of it, many of the units are on long leases, so there would be major costs in buying these out. CCC will be revisiting this next year to try to find a solution.

viii. Cycle Routes

CPRE has shown interest in the report but Spokes and KCC Cllr Michael Northey haven't got back to Gillian yet.

ix. A.G.M. (see later)

x. On Street Parking

Bank holidays are not treated as Sundays, so visitors parking on the street must pay.

4. Annual General Meeting

i. Venue, Date and Time

Jubilee Hall, Friday 14th July, doors open 6.30pm, meeting begins at 7.30pm

ii. Agenda

Circulated.

iii. Chairman's Report

John read out his prepared report and a few amendments were suggested by committee members, which he will incorporate. He will put it into a Word format so it can be put in the minutes.

Action: John

iv. Financial Statement

This is ready for the AGM.

v. Changes to the Constitution

We need to change the area for WinSoc members, the list of officers and the quorum. John will make copies of the proposed changes for the Meeting.

Action: John

vi. Guest Speaker

David Sharma is going to speak. He has done a lot of research on the history of Howfield Manor and will be an engaging speaker.

vii. Refreshments

John will get 12 bottles of wine from Wincheap Wines (5 red, 5 white and two rosé) with 40 glasses. John will do sausage rolls, Pat will do sablés, Ed will do samosas and Glenda will bring peanuts. Debra will take John a bag of frozen nibbles.

Action: John, Pat, Ed, Glenda, Debra

viii. Invite KCC, CCC councillors & MP to AGM

Action: Pat

ix. Membership forms

People will be invited to join WinSoc on the door - £5 or £3.50 for concessions. We could have a standing order form on the bottom of the form, though John thinks this isn't feasible for this AGM.

x. Raffle

Debra will give us raffle tickets and ask local shops for prizes. Committee members can also bring along prizes.

xi. Other arrangements

Committee members should come around 7pm to help with setting up. Pat will let the Kentish Gazette Wincheap correspondent know about the AGM.

5. 190 Wincheap (old Roger Britton Carpets) – New Application

The new application is for 37 student flats and one commercial unit. We must send in our comments by Friday 14th. Two comments have been lodged so far. Canterbury

Heritage Design Forum (CHDF) have grave concerns about the design eg the elevation should follow the street line, the dormers are clumsy and chunky, there is an unsightly steel shutter.

The committee pointed out the problem of windows opening onto the most polluted section of Wincheap although aeration is planned from back. The site is not good for cyclists as pointed out in Gillian's Cycle Report – they will have to ride on the pavements. Although the developer claims it is served by six different bus services, we all know they are mainly infrequent and there are no buses after 6.30pm or on Sundays.

It was agreed that WinSoc will support the application in principle but with criticisms of the design similar to CHDF's. There is always the hope that such student accommodation will free up more student HMOs in the area for families. John will draft and circulate a response.

Action: John

6. Obituaries

Brian Cant, English actor best known for his work in BBC children's television programmes (*Play School*), **Michael Bond**, creator of Paddington Bear; **Barry Norman**, British film critic (*The Film Programme*); **Andy Cunningham**, English puppeteer (*Bodger and Badger*); **Grenfell Tower fire fatalities** (80 currently presumed dead)

7. Any other business

i. Rights of way

There has been no response from KCC. Gillian will contact Cllr Northey again.

Action: Gillian

ii. More from the ACRA meeting with Colin Carmichael on 22nd June

The Council is carrying out a **Community Governance Review** to consider whether existing parish boundaries might need to be amended and powers delegated (especially in the wake of the Local Plan and the effect of its housing allocations on some parishes, such as Lower Hardres). The Review will apply to all parts of the District (not just rural parishes) and that options could include creating "town councils" for Canterbury, Whitstable and Herne Bay.

In response to concerns about the lack of detail re the **proposed infrastructure commitments for the South Canterbury developments**, Colin Carmichael said the Council would prefer it if they could oblige the developer to put in infrastructure before housing, but they don't have that power – so it is a question of negotiation. Regarding Thanington Park, it has been agreed with the developer that a certain number

of houses can be built before new roads have to be installed (and KCC have certified this is acceptable in traffic terms).

Dave Smith of HIMN noted the **huge disparity in KCC's positions on traffic impacts**: its report on Thanington Park claimed it would have minimal impact, but it took the opposite view on the Cockering site. Colin Carmichael said he had been equally surprised by this volte-face, but KCC now accept that a complete solution needs to be found for optimising traffic flow all the way from Milton Manor roundabout to Wincheap Green. CCC is involved in these discussions, too.

iii. Play Islands (former Printing House) application planning ref 17/01459

The applicant claims the opening hours are unduly restrictive from a customer perspective and deprive the city of a range of leisure activities commonly available until late in neighbouring towns. According to the applicant, the facility has a good track record in terms of order and would implement a range of measures to minimise any loss of amenity to nearby residences.

Currently the facility closes at 8 pm seven nights a week. The application seeks to extend the opening hours to 10.30 pm Sundays, 11 pm Monday to Wednesdays and 11.30 pm Thursday to Saturday.

WinSoc member, Simon Houston, hopes that WinSoc will object to this application. It was agreed we should ask for a 30-minute reduction for each opening hour extension.

Action: John

iv. New St. bin collections

Debra informed the Committee that bins are no longer collected on New St. and all residents now have to use boxes. This will be discussed in full at our next meeting.

8. Date of next Meeting

Monday, 4th September, 7.30pm at 40 Scott Avenue (thanks to Gillian)