

Your Community, Your Voice

Record of Meeting and Actions

6:30 pm, Tuesday, 20 March 2012

Held at: Main Hall, East West Community Project, 10 Wilberforce Road, Leicester LE3 0BG

Who was there:

Councillor Andy Connelly

Councillor Sarah Russell

INFORMATION SHARING – ‘INFORMATION FAIR’ SESSION

The following information stands were sited in the room. Members of the public visited the stands and were given an opportunity to meet Councillors, Council staff and service representatives:-

- Possible Development of Viaduct and Adjoining Land on Bede Street
- City Warden Service
- Police Issues
- Ward Councillors & General Information

At the conclusion of this informal session members of the public were invited to take their seats and take part in the formal session of the meeting.

39. ELECTION OF CHAIR

Councillor Russell was elected as Chair for the meeting.

40. APOLOGIES FOR ABSENCE

Apologies for absence were received from Sergeant Barnes (Leicestershire Constabulary) and Anne Murphy (Street Pastors).

The Meeting sent its best wishes to Anne Murphy for a speedy recovery.

41. DECLARATIONS OF INTEREST

Councillor Connelly and Councillor Russell each declared a personal non-prejudicial interest in the application for grant funding from the Church of the Martyrs Hall Management Committee, under agenda item 10, "Ward Community Meeting Budget 2010/11", as their children attended a Friday evening karate club at the hall.

42. MINUTES OF PREVIOUS MEETING

The minutes of the ordinary meeting held on 29 November 2011 and the special meeting held on 6 March 2012 were each approved as a correct record.

43. POSSIBLE DEVELOPMENT OF VIADUCT AND ADJOINING LAND ON BEDE STREET

Tim Shattock, a representative of Sowdens development company, introduced himself to the meeting and explained that the land under consideration was the former Kennings site, bounded by Braunstone Gate, Bede Street and the canal junction.

The current proposal was to build five terraced houses on the site, along with a four-storey block of 48 flats (with car parking for the main block). There would be a commercial element to the ground floor of the block of flats. It was proposed that viaduct would be demolished, but to date no agreement had been reached with the Council regarding this and no planning application had been submitted.

The Chair explained that this item was being considered in order to give people the chance to make general comments that could inform the planning application. People would have a chance to comment in detail when a formal planning application was submitted.

Tim Shattock showed an artist's impression of how the new development would look, but the meeting suggested that views also were needed of how the development of the area by the river would look. Jeanette Franklin, (Principal Valuer with Leicester City Council's Property Development service), stressed that it was not planned to remove trees or vegetation on the other side of the river. Tim Shattock offered to produce the image requested and prepare a montage of the views that could be circulated to those interested. This could include views of what was there currently.

It was noted that it was proposed that the terraced houses would be two-storey and have three bedrooms. This was welcomed by the Ward Councillors, as there was a recognised shortage of larger houses in the Ward. However, it was noted that there were some flood risk issues that needed to be resolved.

Some concern was expressed that there would be insufficient parking for the number of flats proposed, as the current proposal was for 19 spaces. It therefore was suggested that the ground floor of the development could be used for car parking.

It was asked whether there would be any restriction on the type of commercial activity in the development. In reply, it was noted that there was a saturation zone policy in place regarding bars, but it was not known if a restriction could be put in place to prevent it being used for businesses such as the selling of fast food.

AGREED:

- 1) That Tim Shattock (Sowdens) be asked to provide a montage of views of the proposed development, including views of what is currently on the site; and
- 2) That the montage referred to above be put on the Westcotes and Castle Facebook pages.

44. SECTION 106 FUNDING

The Chair introduced this item, explaining that funding provided under Section 106 had to be for something that related to the development under which it was obtained.

Details of contributions made for the Westcotes Ward between 1 May 2007 and 20 March 2012 were tabled at the meeting and are attached at the end of these minutes for information. It was noted that when the contributions were received depended on when the development was completed.

It also was noted that, when contributions were received for Parks and Green Spaces, it was not designated for a specific park or green space, in order to keep as much flexibility as possible.

Attention was drawn to the contribution to Parks and Green Spaces from the development on Upperton Road and it was suggested that it could be used to provide a ball park on the open area at the end of Sheffield Street. This area currently was not used, as it was an open, barren area.

Other alternatives could be to provide a facility such as a linear adventure trail alongside the river that could be used by children and adults, or a skate park to encourage people away from Bede Park. Investigations could be made to see if it would be possible for youth and/or sports officers to be involved in the creation of this in either an advisory or project management capacity.

Having considered this, it was suggested that an increase in park and open space facilities could lead to an increased need for CCTV. The Police reminded the Meeting that a problem with the cameras currently in Bede Park was that when the trees were in leaf it was difficult to see any activity. However, De Montfort University, which owned the system, was willing to move the cameras when asked to do so by the Police. Some cameras also were used along the Great Central Way, but they were dome cameras that often became misted up, so needed cleaning regularly.

It was recognised that other problems that could arise if more park and open space facilities were provided included increased noise, antisocial behaviour, litter, barbecues/open fires, and cars parked near the facilities. Space also would become limited, even though open spaces in the Ward already were so popular they could not be used comfortably on warm days.

PC Mark Hurst (Leicestershire Constabulary) advised the Meeting that Bede Park was part of a local Problem Solving Profile due to the antisocial behaviour that accompanied such heavy use of the Park. As part of this, Police officers tried to visit the Park every day and a log of incidents was kept.

AGREED:

- 1) That Planning Officers be asked to:-
 - a) provide a plan of the open spaces in the Ward, including ownership where known, so that consideration could be given to what facilities could be suggested for which locations; and
 - b) consider the options suggested above for the provision of Parks and Green Space facilities through the Planning Contribution related to the development on Upperton Road;
- 2) That an updated report on Planning Contributions be made to the next meeting; and

- 3) That initial costings for the provision of facilities such as a ball park, paly equipment, picnic benches, etc be presented to the next meeting.

45. GENERAL PLANNING AND DEVELOPMENT MATTERS

The Ward Members advised that:-

- Jamie Lewis Residential had appealed against a decision not to allow an illuminated sign on his development on Upperton Road. He had lost the appeal, but had put up another sign. A retrospective application had been submitted for a large sign on the ground floor, which would be considered by the City Council's Planning and Development Control Committee shortly;
- Accommodation being built by the Co-op on Briton Street was to have been an elderly persons' home, but it now was proposed for use for students;
- The CPH Thurmaston site was under consideration by two competing developers. One of these was Jamie Lewis Residential, who wanted to provide student accommodation there, and the other was a proposal for a doctor's surgery. The latter was being supported by the Primary Care Trust and would keep the old building. Janie Lewis proposed to only keep part of the old building and use the rest of the site for retail;
- The Planning Inspector's decision in relation to the appeal made by the applicants against the decision not to allow a hostel at 20 Westcotes Drive was awaited. It was hoped that a meeting could be arranged between the Planning Inspector and local residents;
- There was some concern that the height of the new building in Western Road did not match the approved plans. It was known that the back of the building would be high, but it had been thought that the front would be flush with the building line. However, the front appeared to be flush with the pitched roof, so the building was not "stepped" as it had appeared on drawings. This had been raised with the City Council's Planning Officers, but it was recognised that illustrations were not necessarily accurate. Any decision would be based on the approved plans;
- The site in Western Road had been cleared by the previous owner, as there had been problems with break-ins at the buildings, drug misuse and antisocial behaviour. It was thought that the previous developer had permission to build apartments, (not for students), but this had fallen through. Jamie Lewis Residential had now bought the site, but to date had not submitted a planning application for it.
- The City Council had agreed to make a Compulsory Purchase Order for the house on Norman Road that appeared to be derelict. It would be sold at auction to be brought back in to use;
- Some unused shops in the City centre had vinyl window coverings, to stop them looking run down. Investigations would be made in to whether something similar

could be funded through the Ward Community Budget. They could then be used in premises such as the empty shop on Gaul Street; and

- Approximately £225,000 was likely to be available from European Gateway Funding. This would probably be used on Narborough Road or Braunstone Gate. The City Council's Economic Development team would consult all businesses on how this funding could be spent to improve the gateway. There was no requirement to spend the money in any particular way.

The Meeting questioned whether the current moratorium on new student accommodation, including change of use to provide it, would apply to the application for Briton Street. However, it was noted that the developers had advertised student accommodation there in October 2011 and Council officers had advised that this change could not be stopped, as space standards were less for student accommodation than for other accommodation. A planning application had been submitted for the change, but it was not known why in view of officers' advice that it could not be stopped.

It also was asked if it was possible to make some streets in to conservation areas, but it was noted that this was very difficult to do. Discussions were on-going to see if it would be possible to extend the Ashleigh Road Conservation Area.

Investigations had been made to see if it was possible to extend the Westcotes Drives Conservation Area. It had to be shown that the houses were of a particular character for it to be approved, but they were fairly standard houses so it had not been possible to do.

It was questioned why planning applications were refused for pull-out blinds on Narborough Road, as these could be attractive. The Ward Members asked that details of this be passed to them so that they could investigate this.

AGREED:

That the Members Support Officer investigate whether it would be possible to fund the provision of vinyl window coverings for empty shop premises through the Ward Community Budget.

46. CITY WARDEN SERVICE

Jamie Stubbs, (City Warden for Westcotes Ward), advised the meeting that the main problem she currently was encountering in the Ward was bins on streets. The number of bins being left out had reduced by approximately two-thirds and work was on-going to reduce the number further. Houses outside which bins were still being left tended to be ones without a front yard or garden. It was planned to focus on the Latimer Street / Livingstone Street areas next.

Dog walkers on Great Central Way were leaving bags of dog waste and not using the bins provided, so in the next few weeks it was hoped to put up a gazebo from which to provide an educational programme.

Some members of the community explained that there were no bins in some locations, so people were leaving bags of dog waste by lamp posts. In reply, it was noted that pictures of this were being taken to collect evidence and some people had been caught doing it. Problems of how it could be cleaned up more quickly were being encountered and bags to distribute to people had been ordered.

It was noted that some large bins provided by the Council for flats caused obstructions when they got kicked out in to the road. It was suggested that the City Council's waste team could be asked to provide 240 litre bins for flats, instead of the very large ones, as they could be moved back in to place more easily when left in the road.

Problems also were being caused by people rummaging in the bins by the Co-op and leaving rubbish on the road. The Chair suggested that the Ward Members could speak to the Co-op to see if, rather than throwing food away, it could link in to the food share scheme in the City.

AGREED:

That the Ward Members:-

- a) write to British Waterways to ask them to remove the rubbish, including dog waste, from the riverside; and
- b) encourage the Co-op to participate in the City food share scheme, in order to reduce the amount of food being thrown away.

47. POLICE ISSUES UPDATE

PC Mark Hurst of Leicestershire Constabulary reported that:-

- The number of burglaries had reduced, as had the number of robberies and the number of thefts from motor vehicles. However, theft from persons had increased;
- Antisocial behaviour had decreased, but the Police were still using the antisocial behaviour car;
- Inspectors had classified Hinckley Road Local Policing Unit as one of the best areas in the force for dealing with antisocial behaviour; and
- An operation had been running under which visits were made to householders who had been the victim of domestic burglary and advice offered. Vulnerable households on the same streets also were visited.

Clarification was sought on whether Group4 would be used by the local force to police the streets. In reply, it was noted that only two forces had offered a tender for this as a cost reduction measure for the next financial year. Elections were being held in November 2012 for a Police and Crime Commissioner for each force and the Commissioner would decide if it was right for their force to let such contracts.

In reply to a question, the Chair advised the Meeting that Councils could now choose to regulate sexual entertainment venues in the City. It had been decided to limit the number to no more than five and all of the venues licensed had to be located within the inner ring road. All existing clubs had had to apply for a licence and had to meet certain conditions. Of the previously existing five clubs, only two were granted a licence. Angels, a local venue, had been unsuccessful and had applied for a judicial review of the decision.

48. WARD COMMUNITY BUDGET 2011/12

a) **Community Dance Sport and Fitness Project (Essensual Rejuvenation Dance Sport and Fitness) £1,352**

AGREED:

that a grant of £1,352 to Essensual Rejuvenation Dance Sport and Fitness towards the Community Dance Sport and Fitness Project be supported, subject to confirmation that the Management Committee at The Manor House Neighbourhood Centre supports this project.

b) **2 New Alley Gates – Wolverton Road and Equity Road (Leicester City Council City Warden Service and Leicestershire Constabulary Westcotes Beat Team) £1,200**

This application had been received after the agenda had been published, so was tabled at the meeting.

The Chair advised that, since this application had been received, it had been found that it was possible that the police could obtain these gates more cheaply than the City Warden service could.

AGREED:

- 1) that a grant of £1,200 to the City Council's City Warden Service and the Leicestershire Constabulary Westcotes Beat Team for the purchase of as many alley gates as possible be supported;
- 2) that the alley gates purchased under resolution 1) above be installed in Wolverton Road and Equity Road and, if it is possible to purchase additional gates with the funding approved, these be installed at locations in the Ward agreed between the Ward Members, the City Warden service and the Leicestershire Constabulary Westcotes Beat Team.

c) **Graffiti Clean Up in Westcotes (Leicester City Council City Warden Service and Leicestershire Constabulary Westcotes Beat Team) £300**

This application had been received after the agenda had been published, so was tabled at the meeting.

It was noted that a graffiti mural had been created in Harrow Road a few months ago. This was in keeping with the business occupying the premises that the mural

was on and it was hoped that similar work could be supported in other problem areas.

AGREED:

that a grant of £300 to the City Council's City Warden Service and Leicestershire Constabulary Westcotes Beat Team towards a graffiti clean-up in the Westcotes Ward be supported.

d) Stairlift for Church of the Martyrs Community Hall (Church of the Martyrs Hall Management Committee) £4,000

This application had been received after the agenda had been published, so was tabled at the meeting.

In response to a question, it was noted that standard rates for one-off and repeat bookings were charged for use of the church hall. The hall was run on a non-profit making basis, with income being used to improve hall facilities.

AGREED:

that a grant of £4,000 to the Church of the Martyrs Hall Management Committee towards the provision of a stairlift at the hall be supported, subject to a plaque being put up in the hall recognising this funding.

e) Clean Up after Riverside Festival (Leicester City Council Festivals and Events service) £3,500

The meeting noted that, as the annual Riverside festival grew larger, waste management costs increased. A request had been received for a grant of £3,500 towards the clean-up costs for this year's Festival and improved recycling opportunities. It was recognised that this was a City-wide Festival, but the clean-up affected people in Westcotes Ward.

Some concern was raised that, in previous years, there had been no opportunity for local people and businesses to become involved in the Festival, (for example, through having a stall).

AGREED:

that a grant of £3,500 to Leicester City Council's Festivals and Events service towards cleaning up and providing recycling facilities following the 2012 Riverside Festival be supported, subject to local individuals, voluntary groups and businesses being offered the opportunity to have a stall at the Festival, (for example, through the Festival's Facebook page).

f) Laminator for Use with Notices for Ward Notice Board

It was noted that the protective covering on the notice board in Bede Park was broken. This was a common problem with that style of notice board, so it was felt that it was not worth repairing it. However, this meant that notices on that board were getting wet.

AGREED:

that a grant of up to £200 be supported for the purchase of a laminator to be used to protect notices being put on the Ward notice boards.

g) Community First Project

The Meeting noted that a request also had been received for funding towards the Community First Project in the Ward.

AGREED:

that use of the funding remaining in the Community Meeting budget for 2011/12 following the above approvals for match funding for the Community First Project be supported.

49. ANY OTHER BUSINESS

a) Noticeboards

It was reported that a noticeboard had been put up outside the Catholic Church, but it was too far back to see and it was not known where the key for it was kept.

It also was thought that two other boards had been purchased, but had not been put up. The current location of these additional boards was not known.

Marie Murray (Area Manager with the City Council's Housing service), offered to try to locate the key for the noticeboard outside the Catholic Church and to find out if there were additional noticeboards that needed putting up in the Ward.

b) Daffodils on Narborough Road North

It was noted that the funding for daffodil bulbs agreed under minute 38(vii), "Ward Community Budget: Planting on Narborough Road North", on 8 March 2011 was being held pending the completion of the Tesco development.

The Meeting suggested that, rather than daffodils, plants that could be attractive all year could be used, (for example, lavender).

50. CLOSE OF MEETING

The meeting closed at 9.02 pm

Minute Item 44

Planning Contributions: Westcotes Ward

20 March 2012

01/05/2007 - 20/03/2012					Amount	Received
20062163	44a-44b WESTERN ROAD	A	9.3	£24,122.00	£0.00	
Payment of £24,122.00 for the provision or enhancement of educational facilities within the general area of the development						
20080583	1-7 HARROW ROAD	C	7	£10,738.00	£0.00	
Prior to commencement the to pay a contribution of £10,738.00 towards provision of school places in the area						
TOTAL FOR: Education					£34,860.00	£0.00
20072348	UPPERTON ROAD, BEDE ISLAND SOUTH	A	6	£2,500.00	£2,500.00	
Monitoring fee £2,500.00						
20081786	52 BRAUNSTONE GATE	A	8	£732.30	£732.30	
To pay a monitoring fee of £732.30 prior to execution of the deed						
20090485	14-16 BRITON STREET			£129.60	£129.60	
Monitoring Fee of £129.60						
20090877	1 DANVERS ROAD	A	8.1	£127.90	£127.90	
Monitoring Fee of £127.90						
20090886	BRITON STREET, LAND AT REAR OF	A	8	£403.95	£403.95	
Monitoring Fee of £403.95						
20090933	4 SHAFTESBURY ROAD	A	8	£97.60	£97.60	
Monitoring Fee of £97.60						
20101286	23 WESTCOTES DRIVE	A	8	£422.80	£422.80	
Monitoring fee of £422.80						
20110539	40-46 WESTERN ROAD	A	9.1	£4,593.20	£4,593.20	
Monitoring Fee of £4593.20						
TOTAL FOR: R&C Development Control					£9,007.35	£9,007.35
20062163	44a-44b WESTERN ROAD	A	9.2	£14,829.00	£0.00	
towards off site public open space at Bede Park will be required. This can be met by a contribution of £14,829.00 (Children's Play Space £8,685, Youth & Adult Play £6,144).						
Planning permission has expired and development did not happen						
20080411	372-374 WESTERN ROAD	C	6	£20,000.00	£0.00	
Condition 6 can be satisfied by a payment of £20,000 to the Council's Corporate Director of Regeneration and Culture's (Parks and Green Spaces Account) to secure the works described in the condition.						
20080583	1-7 HARROW ROAD	C	8	£5,904.00	£0.00	
Prior to commencement the applicant shall pay a contribution of £5,904.00 towards the enhancement of off-site childrens & youth/ adult outdoor playing space at Bede Park.						
Planning permission has expired and development did not happen						
20081786	52 BRAUNSTONE GATE	A	2	£4,646.00	£4,646.00	
To pay £4,646.00 towards adult/youth playing facilities at Bede Park						
20090485	14-16 BRITON STREET	A	2.1.1	£1,316.00	£1,316.00	
£1,316.00 for childrens play at Bede Park						
20090485	14-16 BRITON STREET	A	3.1.1	£1,276.00	£1,276.00	
£1,276.00 for adult and youth play at Bede Park						
20090933	4 SHAFTESBURY ROAD	A	2.1.1	£810.00	£810.00	
£810.00 on Commencement of Development for enhancement of childrens play at Bede Park						
20090933	4 SHAFTESBURY ROAD	A	3.1.1	£1,142.00	£1,142.00	
£1142.00 for provision or enhancement of adult and youth playing facilities at Bede Park						
20100377	40-42 WESTERN ROAD	A	2.2	£13,860.00	£13,860.00	
£13,860 on execution of this Deed for adult and youth recreation at Bede Park						
20101644	UPPERTON ROAD	A	1.1	£96,758.00	£15,756.00	
£202.00 per room for adult and youth play before anything occupied. This could total £96,758 if all rooms built						

Planning Contributions: List By Service By Dec Date and

20 March 2012

01/05/2007 - 20/03/2012

Ward: WC

Amount Received

				Amount	Received
TOTAL FOR: R&C Parks and Green Spaces				£160,541.00	£38,806.00
20062163	44a-44b WESTERN ROAD	A	9.4	£20,000.00	£0.00
Payment of £20,000.00 towards the provision of the Wilberforce Road alternative cycle route					
Planning permission has expired and development did not happen					
20072072	47 WESTCOTES DRIVE	C	2	£1,500.00	£0.00
Condition 2 can be satisfied by a payment of £1,500 to the City Council's Corporate Director of Regeneration and Culture (Highways Management Accounts) to secure the work described in the condition.					
Planning permission has expired and development did not happen					
20081786	52 BRAUNSTONE GATE	A	3	£2,000.00	£2,000.00
To pay £2,000 towards TRO's to improve parking in the area of the development					
20081786	52 BRAUNSTONE GATE	A	4	£8,000.00	£8,000.00
To pay £8,000 towards the improvement of the pedestrian environment on commencement of development					
TOTAL FOR: R&C Transport and Highways				£31,500.00	£10,000.00
GRAND TOTAL:				£235,908.35	£57,813.35