

MINUTES
Bowburn& Parkhill Community Partnership
GENERAL MEETING
Tuesday 16August 2005 from 6.3pm to 8.30pm

Present: W Bates, R Bellis, J Blackburn, J Blakey, M Bell, K Calvert, S Colquhoun, P Dawe, M Dee, N Dixon, K Haigh, R Jackson, J Kane, R Millerchip (from 19.55), Maggie Robinson, Maureen Robinson, S Robinson, M Syer, B Tickell, S. Thompson, S Walworth, C Whitfield, D Whittaker (from 19.40),

In Attendance: F Brettwood, D Butters, G Choat, D Graham, J Eden, L Kirby, M Ridley, G Scott

1. Apologies: J Beck, A Blakey, R Cowen, J Gray, G Hutchinson, A Lunn, J Niblo, A Richardson, A Shutt, G Stoker, C Thompson, J Thompson, R Walsh, D Whitaker

2. Pc Cockburn did not attend the meeting.

3. The minutes of the last meeting, 19 July 2005, were taken as a true record.

4. There were no matters arising.

5. Presentation from Nathaniel Litchfield – Cape Site Proposals:

(i) Dillon Butters from Hallam Land Management, Gerry Choat who represented a company called Commercial Estates, and Nathaniel Litchfield, the owner's agent, represented by David Graham, gave an overview of the present situation. The site is designated for industrial use but is contaminated. The report on contamination should be completed in September. They are putting forward plans for a mixed use development to fund the remediation strategy. They have come to this meeting to hear the concerns and expectations of the locals so that everyone can work together to develop the site. Talks have taken place with the Esh Group about commercial use at the back of the site and an access for housing onto the A177. Information is being prepared for the City council.

(ii) Gavin Scott Planning Officer for the City Council explained that this specific site is protected for office and industrial use, and the Secretary of State would need to approve anything other than industrial/business use. He also said that there was a high demand for industrial land. If there was to be a change of use, the Planning Authority would need to make a decision on this along with the County Council. He reminded the meeting that in 1992 Bellway Homes was refused a development by the Secretary of State.

(iii) Members' opinion differed as to whether the Cape site is clear of contamination. One suggested that contamination was not an issue as the asbestos laws had moved on and it was simply a way of getting cheap development land, but another stated that he had been involved in a County Council survey which did find asbestos on the site. One person explained that an agreement had been signed for industry and that is how it should remain. It was felt that Shincliffe Parish Council should be contacted. However the Cape Reps had wanted a dialogue with Bowburn first as the Cape site is in the settlement of Bowburn. Another member asked what the chances of getting a change of use were and the Reps explained that it would be dependent on the balance of other employment in the city/county and the rate of take up of the piece of land. However central government is encouraging use of brown field sites for housing.

(iv) Discussion took place on low cost affordable housing but a member suggested developing a trading estate, as low cost housing has been bought, then advertised at a high rent on the Lawson Rd development.

(v) The Cape Reps could not give a percentage split on houses/industry but it would be a mix of properties and if they had to pay for clearing the site then they would need sufficient housing to pay for this. Another member pointed out that there were already plans for many houses elsewhere in Bowburn but there is a desperate need for shops in the village.

(vi) The equipping of play areas from a residential scheme was questioned and Gavin explained it was currently £400 per house and the Cape Reps would consider this.

(vii) A potential Business Park off the Turdale Road (the plans are in the library) would far outweigh any industrial development on the Cape site, making commerce appear superfluous in that area. There were concerns over the increase in traffic from both developments onto the A177 before a Western Bypass was completed, and the continued availability of places in the Johnson Comprehensive School.

(viii) The Cape Reps would produce reports to keep us up to date, and were happy to attend the Consultation Event on Thursday, 29 September, in the Community Centre from 3pm to 8pm.

6. Treasurer's Report:

As no requests for any reimbursements/bills have been received to date the balance at 16 August 2005 was £1504.71.

7. Correspondence:

(1i) John Tindale asked the Partnership if they would consider assisting Mr. and Mrs. Somal with their expenses from the Community Chest, for the work done to the premises due to the demolition work in the village.

(1ii) Discussion took place with the members and the decision was to refuse this payment as the Community Chest does not allow for funding to businesses or retrospective payments. There were no votes in favour, and 14/19 votes, from those eligible to vote, against the application. Also, the Partnership knows that in the near future the new housing in the village will greatly outnumber the total sum of houses being demolished and therefore we would hope that their business will increase.

(2i) Tom Punton has investigated the matters over the bio-diversity areas. The area in the football field has been reduced and will be 'topped' and sown with wild flowers in the autumn. In the rec. the area adjacent to the beck is flail cut annually and will be done in August. (Letter 08/07/05)

(2ii) Members were still unhappy about the situation in both areas and asked for another letter of complaint to be sent.

(3) Andrew Lunn contacted the Partnership to say that due to reorganisation in the Methodist circuit he would no longer be working in Bowburn and the new minister is his wife, Julie Lunn.

8. Amendments to the Constitution - vote on changes:

The motion was put to the meeting and carried unanimously to amend B&PCP Constitution as follows:

Amendment to E1 (iv). Add "who shall also be entitled to be a member organisation".

Amendment to G1 (ii). So that it reads "not less than three and not more than eleven members elected at the Annual General Meeting who shall hold office from the conclusion of that meeting"

Amendment to R2. After '... whichever is the greatest, ...', add "who are eligible to vote under paragraph E2", are present at any General Meeting.'

9. Reports:

Development co-ordinator: Lee Kirby was pleased that the Home Front Recall bid had been successful and said that Carol Brown, who put the bid together, had asked if she could support Bowburn until the end of the project. Members agreed to this.

Maggie asked if the application forms from the Community Centre had been used but Lee did not know about this. The Centennial Group met to draw up a timetable of events, cost activities and who will be delivering the activities. Carrie and Lee meet tomorrow to discuss the Coalfield Regeneration Bid. Four people have expressed an interest in a Residents' Group for the Grange Park Crescent, Lansdowne Crescent and Neville Terrace estate.

The City Council has had a letter from the Parish Council raising concerns of the Parish's involvement with the Partnership.

Fiona Brettwood: Fiona is working towards the exhibition at the end of September. The Draft Master Plan is going out this week, and there is need for more photographs of people in groups carrying out activities. The plan is under consultation so there is still time to change the document.

Outreach Workers: The village is quiet on Wednesday's but the picture could change when the nights draw in.

Trustees: All those there, apart from Councillor Syer who withdrew from this part of the meeting, discussed the Phase 1 revised plan for the reply to the planning department. It was decided to research the Local Plan re the Cape site.

The Regeneration Working Group: there was no meeting in August.

The Application form for the Community Chest was discussed and modifications were agreed.

It was asked if this was the Flourishing Communities Form, and for clarification an explanation was given. There are two lots of money. Firstly the Flourishing Communities Fund, being capital receipts from land sales, dividends from DVRL, external funding and other monies determined by Cabinet, which is applied for through David Marrs in the City Council Community Services Dept. after consultation within the Community. Secondly there is all the Regeneration money for Bowburn generated from a proportion of the land value and profit on the houses from the Lawson Road development. This £1.9 million gives £100 000 to the Community Chest applied for through the Partnership, and £1.8 million is allocated to the Master Plan, the spending of which is unclear.

12 Villages/SRB6 Representative: Lyn Boyd is leaving the City Council and is also getting married. The Partnership wished Lyn the very best of luck in her new job and her forthcoming marriage.

Bids have gone into Caroline Moralee for training purposes, but another form is needed.

10. Group Reports:

Banner: 19 September > the design workshop for the new banner.

30 September > Fishburn Band in the Community Centre.

BVC: Articles can be submitted now for the September Issue of the Interchange.

Community Centre: The bid is being put together for the new windows. Disability North is checking accesses. The Julie Graham Trust is in financial difficulties and has not paid their expenses. Carrie and Jock have applied for three occasional licences to cover the Fishburn Band, Home front Recall and the planned Country and Western nights. All 68 electrical items have to be tested at £1.98 each.

History: Meet Thursday, 18 August to finalise the 2006 calendar and to make progress on the book of photos. The next meeting will be 15 September. There is an Open Day on 3 September in the Youth Centre, the same day as the Doorstep Green official opening.

PARC: The application for the lease has been sent to court by Brian Spears. It was asked if there was a plan of the park and Carrie said she would bring it to the next meeting.

Youth Centre: The attendance at the Monday meetings during the holiday had been very disappointing with only 7 girls of between 13-15 years attending at the most. There were no boys at all. However the girl's toilet has been painted and Joanne got to know the girls better. When Joanne asked the young people about the low attendance some said they were too old to go during the day and others told her they didn't know it was open. Joanne has been offered 18.5 hours per week till March. She is planning to have three sessions over two evenings and possibly work during the day with Jon Niblo and the 16-19 years, who are out of work, which could be on Wednesday afternoons.

11. Any Other Business:

Mike asked if the Partnership wanted to share a room in the Community Centre with the Banner Group, BVC and a History Resource Group. It was decided to have a separate room for the Partnership.

The Partnership will meet in the Toddler Room next meeting to have more breathing space.

12. Date of the next meeting:

Meetings are held on the third Tuesday of the month.

The next meeting is 20 September at 6.30pm

Future meetings for 2005: 18 Oct, 15 Nov, 20 Dec.

The monthly meetings are open to all. Please bring a friend.
Catch up with what is going on in Bowburn, and have your say.

Minutes can be found in:
Community Centre, Lea's Village Shop, Library, PO, Surgery.