

# WESTMINSTER PARK RESIDENTS' ASSOCIATION

## ANNUAL GENERAL MEETING

Held on Wednesday 12<sup>th</sup> April 2017 at the  
Westminster Park Community Centre

1. Present: 26 residents attended (see separate list)  
Apologies: Gill Guyton, Tony Austin.
2. Minutes of meeting held on 30 March 2016. These were accepted as a true record by those who attended.  
Proposed: Brian Westcott Seconded: Jill Baynham-Hughes
3. There were no matters arising other than those listed separately on the agenda.
4. Chairman's Report: Thank you for attending this evening.  
2016 has flown by and there has been much activity in our Community including:
  - Wrexham Road Housing Development
  - Development of houses on Sherborne Road
  - Regular surgeries with our Local Councillors Neil Sullivan, Razia Daniels and keeping in touch with our MP Chris Matheson and our Local PSCO Chis Fox.
  - Liaisons with the Council regarding the HMO's in Vincent Drive.
  - Our annual Christmas event which gets better year on year.
  - Our annual Quiz night and this year we plan to introduce a second night as they are enjoyed by all who attend and are generally a sell-out.
  - Continued discussions with the Kings School regarding the parking issues around Fir Tree Avenue.
  - Evergreen and the Gardening Club continue to thrive with plenty of great events that have a broad appeal.

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- Our Newsletter is always full of helpful information. Jennifer Crew the Editor does a great job on each edition.
- Our front Garden Competition
- Nick Ryan, our previous Treasurer stepped down after 14 years and I know that you will want to thank him for his service to the Community as I do. We have a little something for him after the meeting this evening.

It is a privilege to Chair the Committee and work with committed and wonderful volunteers.

Unfortunately there have been several recent burglaries in the area and I would urge everyone to be vigilant securing your premises if you are not in and reporting any suspicious behaviour to the police. Although we live in a fairly trouble free area we are not immune to thieves.

5. Treasurer's Report: Nick Ryan stood in for Sandra Magilton who was unwell.

I would like to start by thanking the Independent Examiner of the Annual Report Tony Travers of Henry R Davis & Co., Accountants, Queensferry for his time in reviewing the annual accounts for 2017 and the 10 years of his support. We wish him well in his retirement.

Subs of £792 represents 396 members being 8 higher than 2015 and represents our highest ever.

This year's social event was again our popular Quiz Night which showed a surplus of £63.36.

The 'best kept garden' competition was again held with vouchers to value of £70 being awarded. Further bulb planting costing £40 took place whilst the various events held by the Gardening Club showed a surplus of £106 mainly due to the sale of plants.

The "Christmas Tree & Lights Switch On" cost of £484 (£241 lower than 2015) was partially offset by a £360 grant from the budget of our CWaC local councillors. This was mainly due to increased safety electrical work funded by our own funds. In addition there was generous support from our local shops.

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The Evergreen sub-group continues to have numerous activities and is managed by an active committee with a surplus of £1,225 being carried forward for their future use.

Expenditure was higher by £441 due to increased cost of expanding the newsletter.

Overall a small deficit for 2016 of £66 with the Bank & Cash balance remaining healthy at over £1,600.

6. Election of Officers and Committee Members: Penny said that she had not received any proposals for anyone to join the Committee.

Jennifer Crew is to take the vacancy that exists for Vice Chair, proposed by Penny White and seconded by Sandra Magilton

Sandra Magilton took over from Nick Ryan as Treasurer on 1 January 2017 as previously announced.

Otherwise the Committee remains as it was (see separate sheet).

7. Wrexham Road Development and works near Sherbourne Avenue.

Brian Westcott, chair of subcommittee looking at this matter summarised as follows: Since last year the Sherbourne Avenue revised plan was approved and activity has started on site.

Regarding the Wrexham Road plan for 1300/1350 houses, there was a public consultation held at the Lache Community Centre in October 2016 which was attended by a large number of residents voicing their concerns. WPRA held two public meetings to discuss this further afterwards.

There was to be a discussion of the Brief at the Planning Committee last week which cancelled at short notice for 'procedural reasons'. From documents circulated amendments had been made, no vehicle access onto Lache Lane, just cycle and pedestrian access. The school will be ready earlier than when the 700<sup>th</sup> house is built as was previously planned. The biggest concern is the 2000+ cars and the effect on the traffic. There was nothing in the brief to address this. We are still hoping to see this before approval is given.

Regarding the school we have had talks with the Christleton Academy Trust for advice. The Council cannot build the school, it has to be a Free School. There is to be another meeting next week.

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Regarding the Health Centre the West Cheshire Clinical Trust want to build a large hub which could combine the Handbridge and Lache Health Centres. They could then close which we consider disastrous for various reasons, not least the transport implications.

There is a move to reduce the number of Councillors and move boundaries within CWAC. The development site at present is part of Dodleston and Huntington, we think it would be better to have the same Councillors for WP and the new area together. Comments need to be in by June. The RA will put in a submission that WP and the new development are in the same ward.

Brian asked if anyone had any questions.

Mike Pollard: Raised the point that Kings School is in Huntington.

Elliot Baynham-Hughes: Is the development still for 1450 houses? The exact number is not known, it could be 1350, it might include the numbers in the Sherbourne Avenue development.

Brian did raise the matter of bungalows. The builders had said no, but the Development Brief did make a mention.

Richard Short: Regarding the Health Centre, it will be hard for us to get there but much harder for instance for residents of the Lache and Handbridge, some of whom live in deprived area so this is a social issue as well as a possible traffic problem.

The existing local health centres are at full capacity now and there is no direct transport to the site of the new 'hub'.

Neil Sullivan (Councillor): Brian gave an excellent summary. The Development Brief is still not agreed. The Application is expected. No traffic impact statement is included in the Brief. The Developers must have concerns about how much they have to contribute and are not happy with some issues.

The Brief may be put to another committee but we must continue to work together and there are more issues to be looked at.

Ward boundaries – this should be part of Chester rather than Dodleston. Regarding the application there are months to go yet, and the community needs to remain involved and perhaps get together with other local communities eg Lache.

We have good communications with the monthly Surgery, website, newsletter, subcommittee.

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Penny White: We need to check on whether properties are being offered freehold or leasehold. Taylor Wimpey were involved in another case and we need to watch this.

Brian Westcott: This will be a long process, it is a 20-year project and we need to hold the builders to account and keep up the momentum and communication.

The Government is bringing in legislation to ensure properties are sold freehold.

Neil Mason: Taylor Wimpey has said they will not sell properties leasehold as they have already received such a bad press on this.

Nick Ryan: Regarding Sherbourne Avenue only Nick and Bob Speed went to Winsford to hear the Application, Bob and Nick managed to get 26 conditions added by their actions. It is possible to make changes.

Sue Speed: Are other Residents Association in the area involved. Neil Sullivan said the Councillors are in touch with other RAs in this ward and will help with communication if required. Tweeting regularly helps.

Jennifer Crew said that we are in communication with other groups. We could do with younger people getting involved.

Olwen Bellis: Put items in the Standard free paper and local publications. Jennifer has sent press releases to the local press.

As always we need more help on the subcommittee and from the community.

8. Any Other Business: Mike Pollard thanked Pauline and Razia for their help on the matter of parking in Fir Tree Avenue. He has now heard that Dee Water want to build a pumping station opposite Fir Tree Avenue to pump water to Wrexham and do not need planning permission if it is the size 'of a kiosk'. Neil will check with Planning with the size and what permission is required.

Elliot Baynham Hughes raised the matter of dead wet leaves on roads and pavements in the autumn, which are very slippery and dangerous. Razia has asked about this.

Brian Westcott reminded everyone that WPRA are holding a Picture Quiz and Curry Night on April 22<sup>nd</sup>, 54 tickets sold so far, a few tickets are still available.

Pauline thanked everyone for attending.

The meeting closed at 9pm.