

Grove Road, Boston Spa – Residential Development by Miller Homes

Condition No. 29 – Community Liaison Management Plan

Meeting Date: 10th January 2018

Venue: Boston Spa Village Hall

Attendees: Cllr Gerald Wilkinson (LCC)
Adam Ward (LCC - Planning)
Mark Bray (Miller Homes)
Jon Tate (Miller Homes)
David Patterson (Miller Homes)
Tony Stanley (Miller Homes)
Andy Shaw (Clifford Parish Council)
Nick Fawcett (Clifford Parish Council)
Steve Morritt (Boston Spa Parish Council)
Keith Jackson (resident and former member of the Boston Spa
Neighbourhood Planning Team)
Sue Black (resident from Meadow View)

Minutes

Previous Minutes

The Minutes were agreed from the previous meeting, save for one correction, which was to include Sue Black on the list of attendees from the previous meeting, which had been omitted in error.

Update from Miller Homes

It was advised that the site had closed down over the Christmas and New Year period for 2 weeks, following which there had been a recent break in and several items had been stolen, including power tools and a jet washer.

SB raised concerns about site security and crime and the potential impact on their property.

The issue of CCTV was discussed and DP explained that Miller Homes explained that this was only installed on high risk sites, which this was not. On site security was also highlighted as being expensive.

Site Construction & Vehicle Deliveries

KJ gave an explanation of the document that he and colleagues had kindly produced which has been circulated in advance of the meeting. The rationale was explained as

well as the reasoning for the selected routes, have made assessments on a number of factors. In summary, there were 3 principle roads into the site.

Miller Homes noted that there were no reasons why they can't listen to local views and opinions and alter the routes accordingly.

Boston Spa Parish Council Cllrs asked if Miller Homes had revised their document, to which the response was: not at present as it would be preferable to listen to the discussions first to see what the preferences would be for construction routes. MB noted that they would do an addendum to the construction and traffic management plan and will give the revised routes a go if everyone was in agreement.

TS noted that Route F on Keith's document seemed to be a sensible and preferred route.

MB said that Miller's could issue the document based on Plan F, and that AW to consult with Highways Officers.

MB noted that there could still be problems with some companies who sub-let their contracts and therefore may follow previously agreed routes.

KJ highlighted that it was Miller's responsibility to let all contractors know what were the agreed routes and enforce the management plan.

SB queried whether it was feasible to have a segregated in and out route for construction traffic.

MB said that this may be problematic. He also advised the back orders would be sent the new plan. However, the recent gas works taken place on Grove Road may affect the route for a temporary period and members of the Forum acknowledged this.

There was then a discussion on weight restrictions from the Tadcaster direction and what the Traffic Regulation Orders stated in terms of HGV movements. In any event, given that no construction traffic would be using the route to/from Tadcaster, this was not particularly relevant.

A discussion then took place on the times routes would be used, particularly around school opening and closing periods. Given the proximity of a number of schools it was generally considered that it was preferable to avoid deliveries during these periods but MB noted that it would be difficult for some drivers due to tackometers given that some drivers would be travelling considerable distances. BS parish council were particularly keen to avoid HGVs using roads in close proximity to the schools during these periods. MB noted that Miller's could offer to amend their document to state where possible, avoid the critical times around the schools.

David – Noted that works done by the Gas contractors were working their way along Grove Road until the end of February and therefore access would be needed from Barr Lane.

SB mentioned the state of the road, particularly the condition of Green Lane. NF agreed that the state of the verges were bad and had been damaged by construction vehicles.

TS noted that he had also observed a bin wagon go over the verge and therefore all of the damage undertaken had not necessarily all been done by Miller Homes.

SB highlighted that she had noted lots of standing water and mud due to the verge having been worn away. There were also potholes in the road which were also full of standing water. Therefore, road cleaning needs to be done regularly and beyond the front of the site and The Orchards, as the rest of Green Lane is filthy.

Steve asked if Miller's see these problems on a day to day basis.

TS responded by mentioning that they had put some speed counting measures in place on Green Lane adjacent to the 30 mph limit to monitor the speed of traffic.

MB mentioned that the verges and roads could be inspected weekly and to tidy up and report any potholes to the Council. This could be done further along Green Lane and Barr Lane.

Cllr Wilkinson asked if AW could speak to Highways Officer about the preferred route. Cllr W also noted that there were primary schools on both Clifford Road and Church Street and it was only Grove Road which did not have a school.

AW noted the request to take the document and Route F to Highways Officers.

Cllr W noted that Route F had been agreed, but wanted it minuted that he did not, together with Boston Spa Parish Council agree with Route F.

Boston Spa Parish Council clarified that their position was that they had no agreed position on the matter.

Cllr W noted that he would prefer drivers to choose their own route into the site.

At that point, Steve Morrill, left the meeting.

Boundary Treatment & Landscaping

JT tabled the current landscaping plan for the site. Jon also noted the meeting which had recently taken place with Mr & Mrs Black at Meadow View and in light of these positive discussions it was their intention to raise the fence in height along the boundary with Meadow View to afford a greater degree of privacy. Concrete posts would be used to allow the fence panels to slot out for maintenance purposes. This would comprise a gravel board, similar to that of SB's. It was Miller's intention to implement this by the Spring time.

SB stated that this was not ideal, but was a compromise.

NF asked if a clause could be included which retains the new trees which would be planted in the rear gardens of the new houses to prevent their removal by new home owners.

AW explained that all trees and landscaping would be covered by an existing planning condition which ensures that any trees are replanted if they are removed and become diseased within the first five years of planting. JT also made the offer of this being controlled and protected within the deeds of the property / a covenant, and notes would be added to the revised landscaping plan to note that trees shall be retained.

SB still maintained that the levels are in excess of the agreed figures in the original planning documents and finds it disappointing that it was deemed unnecessary to investigate further at the site meeting. SB also set out her continued concerns regarding the drainage along her boundary and potential overflow from the elevated levels. Both issues were raised at the last meeting and SB feels that she has not had satisfactory answers to either issues. SB also asked for a copy of the updated landscape plans to be sent to her, showing fencing and the additional planting discussed on site.

Greenspace

AW explained the Greenspace proposals for the site and showed members of the Forum the drawing. AW also explained the children's play area and highlighted the play area that had been installed at Miller's recent residential site in Wetherby.

MB explained how the management of the Greenspace and play area would operate and how a separate management company run by the new residents would operate.

AW summarised that none of the Forum members raised any concerns over the designs for the new Greenspace. AW also explained that this new Greenspace would be accessible to all residents in the area, not just occupants of the new development.

AW to forward landscape plans to SB.

There was also a discussion on the adoption of private driveways and extent of roads which would be adopted. MB also explained about the water pump and how this would be maintained by Yorkshire Water.

A discussion also took place on drainage within Grove Road with JT offering to install an additional highway gulley within Grove Road.

SB asked if Miller Homes would be tidying up the verges once the development is complete and repair all damaged areas.

MB confirmed that Miller's would sort out the verges and tidy the areas up. Miller's also confirmed that they were hoping for the first house to be occupied by March.

Andy asked if Miller's could update the Forum and Clifford Parish Council on the houses which have been sold/let and occupied in order that new residents can be provided with leaflets and information.

NF then asked if any road names had been selected.

Miller's noted that the following had been chosen:

- Thwaite Road
- Thorp Drive
- Spa Crescent
- Grove Court

AOB

None specific as numerous matters were covered, as above.

Date of Next Meeting

Wednesday 7th March at 9.30am at Village Hall (subject to checking diaries).

After checking, the meeting was re-scheduled for **10.00am**.

The meeting finished at 11.15am.
