



DERBY CITY COUNCIL

AREA PANEL 5

5 APRIL 2006

Report of the Area Panel Manager

Area Panel 5 Community Issues Update Report

SUPPORTING INFORMATION

1.1	Item No	Issue title	Recommended panel action
		Allestree ward	
1.2		Parking, Cornhill/ West Bank Road	Note and place in outstanding issues until April 2007
1.3		Petition – Removal of Bench on Blenheim Parade, Allestree	Note and close
1.4		Markeaton Park car parking	Note and close
1.5		Park Farm Hotel, Park Farm Centre, Allestree	Note and close
		Darley ward	
1.6		Petition – Well repairs and installation of hand rail, Well Street	Note and place in outstanding issues until December. 2007
1.7		Petition – Request for one-way system, Markeaton Street	Note and place in outstanding issues until December. 2007
1.8		Sale of St Helen's House	Note
1.9		Granite kerb stones on Darley Lane	Note
1.10		Darley Park – BBQ Notices	Note and close
1.11		Parking Enforcement, Markeaton Primary School, Bromley Street	Note and place in outstanding issues until December. 2007
1.12		Highway signage, Duffield Road	Note and close
		Mackworth ward	
1.13		Land on Leytonstone Drive	Note and close

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|------|---|----------------|
| 1.14 | Prince Charles Avenue shopping parade refurbishment | Note and close |
| 1.15 | Cheviot Street recreation ground brook | Note |
| 1.16 | Scout Hut, Leytonstone Drive | Note |

All wards

- | | | |
|------|-----------------------------|----------------|
| 1.17 | Public Information Pillars | Note and close |
| 1.18 | Council budget presentation | Note and close |

- 1.19 Outstanding issues

<p>For more information contact:</p> <p>Background papers:</p> <p>List of appendices:</p>	<p>Colin Avison, Area 5 Panel Manager, 01332 258500 e-mail mailto:colin.avison@derby.gov.uk</p> <p>None.</p> <p>Appendix 1 - Area Panel 5 community issues update report, background information</p>
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1.2 Ref: 505028 – Parking, Cornhill/West Bank Road, Allestree - raised 12.10.05

Issue: Concern was raised over parking near the bend on Cornhill and West Bank Road junction, Allestree. It was reported that drivers have to go on the other side of the road around the bend, which is highly dangerous.

Action: Report back on results of investigations.

Update:

The extension to the footway at Cornhill has been included in the 2006/07 work programme. The scheme will make crossing the road at the junction of Park Lane and Cornhill easier.

This scheme is included on page 1 of the Derby Joint Local Transport Plan, Area Panel 5 - Highways and Transport Scheme Funding 2006/07 leaflet, which is being made available along with the Area Panel Bulletin at the Area Panel meeting on 12 July.

Further information: Neil Palfreyman, Traffic Management Engineer, Regeneration and Community, telephone 716090

1.3 Ref: 505051 – Petition – Removal of Bench on Blenheim Parade, Allestree - raised 07.12.05

Issue: Sergeant Critchley presented a petition, signed by 46 people, on behalf of the local Neighbourhood Watch and local residents. The petition requested the removal of a bench near to the bus stop on Blenheim Parade. The bench is hardly ever used by people waiting for a bus and is the focal point for groups to gather and this has frequently resulted in acts of anti social behaviour.

Action: Report back on current situation.

Update:

While anti-social behaviour continues to occur at a low level, it is not occurring at anywhere near the level that caused the original petition to be raised.

Actions continue to be taken to deal with ASB when it occurs. A voluntary sector organisation called Enthusiasm is working with groups of young people to provide diversionary activities that will reduce ASB and other criminal behaviour.

Further information:

Inspector Graham McLaughlin, Derbyshire Police, telephone 613131

Andy Thomas, Head of Service Anti-Social Behaviour, Derby Community Safety Partnership, telephone 256910

1.4 Ref 506001 – Markeaton Park car parking, Allestree – raised 01.02.06

Issue: A resident asked if there any proposals to convert the grassed area between Kedleston Road and the brook, from the University entrance to the Mundy Play centre entrance, into car parking.

Action: Investigate and report back.

Update:

Once the current drainage works are complete the old entrance to the Mundy Play Centre car park will be opened up and the temporary car park entrance reinstated. The area currently used for parking was previously used as an overspill car park accessed from the main Mundy Centre Car Park and this will continue to be the case once the work is complete.

Other works being undertaken at the park include a new wheeled sports facility. The concrete area is now finished and is being very well used. Reinstatement work is being carried out around the area and a connecting path is due to be installed. It is likely that the project will be complete by mid-July in time for the school holidays. A plan of this area will be available for viewing at the Panel meeting.

Further information: Dawn Dagley, Parks Liaison officer, Environmental Services, telephone 716272

1.5 Ref 506019 – Park Farm Hotel, Park Farm Centre, Allestree – raised 05.04.06

Issue: A resident asked the panel if there were any plans for the public house that had closed down over two years ago.

Action: Investigate and report back.

Update:

There are no outstanding applications on the property. It has been understood for some time that the owner has a wish to incorporate the site into a redeveloped shopping centre but there has been no contact for over a year.

Innes England (agents for the owner) have stated that they currently have the property on the market for rent as a public house. However if no-one is forthcoming then alternative plans may need to be developed.

Further information: John Stewart, Principal Planner, Regeneration and Community. Telephone 255934

1.6 Ref: 505039 – Petition – Well repairs and installation of hand rail, Well Street, Darley - received 12.10.05

Issue: A petition containing 80 signatures, had been received from residents of Strutt's Park and Rivermead House requesting the repair of the well at the bottom of Well Street and the installation of a handrail on Well Street, as they were concerned about the general state of Well Street, in particular the slippery surface and the difficulties faced by everyone who use the route to negotiating the steep hill.

Action: Report back to the next meeting.

Update:

A written report is provided with the 12 July meeting papers.

Further information: Michelle Spamer, Area and Neighbourhood Co-ordinator, Regeneration and Community, telephone 715064

1.7 Ref: 505026 – Petition – Request for one-way system, Markeaton Street, Darley - raised 12.10.05

Issue: A petition signed by 63 people had been received requesting a one-way system on Markeaton Street, due to the concerning level of traffic that converge daily on the street. It also referred to the anticipated increase in traffic and parking problems due to the high level of developments in the area, and the proposals to expand Derby University. It also requested that the area be monitored on a regular basis by traffic wardens.

Action: Report back to the next meeting.

Update:

A written report is provided with the 12 July meeting papers.

Further information: Neil Palfreyman, Traffic Management Engineer, Regeneration and Community, telephone 716090

1.8 Ref 506008 – Sale of St Helen’s House, Darley – raised 01.02.06

Issue: A resident reported that the closing date for bids for St. Helen’s House is 21 April and he asked if the Council will have to take the best bid or can they then offer it to the St. Helen’s House Trust.

Action: Following the April meeting response clarification of meaning of ‘beneficial use’ and update on bidding process were required.

Update:

Beneficial use can be defined in this circumstance as regular and appropriate use that takes account of the needs of the property and the guidance in the Conservation and Development Plan. The intention is that the property is used rather than remains empty and that the use is advantageous to the property in terms of maintaining it in appropriate condition.

Three proposals were received by the closing date for bids of 21 April and these are currently being reviewed by Council officers. In addition, St Helen’s House Trust has commenced their detailed feasibility study and is expected to bring forward their initial proposals in the near future. A report will be provided for consideration of Council Members in due course.

No decision has been made and the bids are still under consideration. A report will be provided to Cabinet in due course.

Further information: Chris Edwards, Assistant Director-Property Services, Chief Executive’s, telephone 255070

1.9 Ref 506012 – Granite kerb stones on Darley Lane, Darley – raised 01.02.06

Issue: A resident asked what had happened to the granite kerbstones that had been removed on Darley Lane and had been replaced with concrete in a conservation area. Subsequently a resident reported damage to bollards by contractors.

Action: Investigate regarding bollards and report back.

Update:

We have arranged to have the bollards repaired. However, as the bollards are non-standard we expect they will be repaired by the end of August.

Further information: John Edgar, Maintenance Manager, Regeneration and Community, telephone 715067
Harry Hopkinson, Team Leader-Built Environment, Regeneration and Community, telephone 255061

1.10 Ref 506015 – Darley Park – BBQ Notices, Darley – raised 05.04.06

Issue: A member of the public raised concern about the use of disposable barbeques at Darley Park, as the grass and tree trunks were being damaged, and there were also problems with food remains being left on the ground.

Action: Investigate and report back.

Update:

It is Parks policy to keep signage in parks to a minimum. The difficulty with putting up any signage is that there are so many entries and exits to parks there is no guarantee that people will see the notices and they require something to fix them to. There are so many activities that people undertake on parks that it is difficult to cover all areas.

BBQ's are not allowed as part of events, for example, the posters and leaflets advertising the Darley Park Concert indicate that BBQ's are not allowed.

Further information: Dawn Dagley, Parks Services, telephone 716272

1.11 Ref 506017 – Parking Enforcement, Markeaton Primary School, Bromley Street, Darley – raised 05.04.06

Issue: A representative from Markeaton Primary School informed the panel that although they had a traffic regulation order, there was still considerable problems with parents parking on the zig - zag lines. She explained that as requested, she had kept a record of offending vehicles, but to date had not been contacted by Officers.

Action: Investigate and report back.

Update: Derby City Council will take over responsibility from the police for parking enforcement in the city on Monday 3 July.

Illegal parking will become a civil, rather than a criminal, offence and the Council will be employing 25.5 full-time civil parking attendants instead of the five full-time traffic wardens currently employed by the police.

The Council is taking over enforcement with the aim of reducing congestion and improving safety for motorists and pedestrians. The income from fines will pay for the enforcement and any surplus will go towards maintaining parking facilities and funding other transport initiatives.

Parking restrictions on Derby's roads will be enforced 24 hours a day, seven days a

week. The civil parking attendants will issue fines of £30 (rising to £60 if not paid within 14 days) to anyone contravening the restrictions. They will not get commission or bonuses for giving out more parking fines. The Council has been using posters, leaflets and advertisements on the radio and on buses to inform motorists of the forthcoming change since the start of this month.

Surveys have been undertaken at Markeaton Primary School to ascertain compliance levels with the traffic regulation order, and enforcement will be undertaken as apart of the Council's new responsibilities. The school summer holidays means that any lasting effect of the enforcement will not be felt until into the Autumn term.

If significant problems remain in the area, it can be considered for a traffic management review.

Further information:

Inspector Graham McLaughlin. Derbyshire Constabulary. Telephone 613131
Steve Alcock. Parking Development Engineer, Regeneration and Community.
Telephone 71 5128

1.12 Ref 506018 – Highway signage, Duffield Road, Darley ward – raised 05.04.06

Issue: A resident notified the panel that between 169 - 171 Duffield Road there was a large highway signage – Matlock A6 that was obstructing the highway. She explained that it was placed some 42" from the light, and 30" from the kerb, and had been there for over a fortnight.

Another resident informed the panel that there was also a second large sign on the refuge on Duffield Road.

Action: Investigate and report back.

Update:

We have written to the resident to inform her of an improvement that we will be making. Our letter provided contact details for her to contact us directly if she then feels that the situation could be improved further.

We have recently reviewed the signing around the Broadway roundabout, aiming to minimise environmental impact whilst still providing drivers with the essential information they require. This review has resulted in the removal of nine signs, which have been replaced with four new signs. The post for the direction sign on the northbound approach to the roundabout has not been placed exactly where we would have wanted it.

The old sign near this location was partially hidden in bushes and trees so we wanted the new sign to be closer to the footway edge. Unfortunately because of services in the footway our contractor could not place it in the preferred location, which has resulted in the situation that was observed.

However, the light post referred to, which carried one of the old signs, will be removed. An order has been placed for this work. This will then create a gap that is sufficient for the passage of double buggies and wheelchairs.

Further information: Neil Palfreyman, Traffic Management Engineer, Regeneration and Community, telephone 716090

1.13 Ref 505048 – Land on Leytonstone Drive, Mackworth – raised 07.12.05

Issue: A resident asked if the delays to develop the site on Leytonstone Drive were because of issues with the private road that runs along the side of the site. He explained a bungalow used to be on the site but it has been demolished and the land is now an eyesore, overgrown with weeds and rubbish. Building rubble is also on the private road behind the Humbleton Drive shops. He asked if the site and road could be cleared up.

Action: Councillors to discuss with the owners about gating the land.

Update:

Verbal report to be provided by councillors at July 12 meeting

Further information: Paul Clarke, Group Leader, Regeneration and Community, telephone 255935

Ian Donnelly, Group Leader Public Health, Environmental Services, telephone 715219

1.14 Ref 506003 – Prince Charles Avenue shopping parade refurbishment, Mackworth – raised 01.02.06

Issue: A resident asked when exactly the refurbishment of the shops on Prince Charles Avenue is due to take place.

Action: Provide information on proposed timetable for refurbishment.

Update:

The City Council has developed a programme of improvement for district centres. The programme, which uses Local Transport Plan funding, aims to encourage greater use of district centres by improving access and by physical rejuvenation of public areas. Funding is limited and the cost of works high.

The Council have determined that Allenton and Alvaston are the two areas of highest priority. Work is currently in progress at Allenton and is expected to start in Alvaston in 2007/8 and be completed by 2011. Mackworth District Centre has been determined as a high priority.

We plan to commence consultation with local residents and business in Mackworth in 2010 in order to develop detailed proposals. We will aim to allocate funding for the improvement works as part of the 2011 to 2016 Local Transport Plan.

Further information: Tony Gascoigne, Traffic Control Engineer, Regeneration and Community, telephone 715019

1.15 Ref 506010 – Cheviot Street Recreation Ground Brook, Mackworth – raised 01.02.06

Issue: A resident reported that the brook that runs alongside Cheviot Street recreation ground is very smelly and asked that action is taken.

Action: Investigate and report back to the next meeting.

Update:

Officers have visited the area on a number of occasions in April and May. On 19 April 2006 it was noticeable that the brook had a much increased flow following heavy rain and there was a noticeable 'sewage' smell.

Further investigations have revealed that there is a Consented Storm Water Overflow, known as a CSO, in Mickleover which may be the source of periodic odour in the brook.

Basically a CSO means that at times of heavy rain many foul sewers can reach capacity and any excess flow is diverted and permitted to flow into watercourses - although the flow is screened to prevent solids entering the watercourse. This is an agreement between Severn Trent Water and the Environment Agency. The Environment Agency permit and monitor discharges into watercourses - the Council is not involved.

If there is a CSO agreement then these discharges are permitted. When these consented discharges happen there could be the potential for some smell as sewage is entering the brook. However the excess flow is extremely diluted and also intermittent.

Misconnected sewers/drains - where foul waste water from wash basins, baths, washing machines and on occasions toilets, enter a water course via a foul sewer/drain wrongly connected to the surface water system are a different matter as the discharge entering the watercourse is not a consented discharge and this happens constantly as opposed to intermittently. It is possible that there could be misconnections entering the brook but at other times Officers have visited the brook it has been running clear and without odour, which would not indicate a constantly occurring pollution problem.

As the likely cause is a consented overflow which is permitted as part of agreement with the Environment Agency and Severn Trent Water. The Council is unable to take any further action. Misconnected sewers/drains do not now appear to be a major issue with the brook and no misconnected sewers/drains have been identified to date. However as part of the ongoing work carried out to identify misconnected sewers throughout the city further surveys in the potential catchment area will be carried out.

Further information is being sought on long term solutions to issues caused by the brook at the recreation ground and will be reported to the Area Panel in due course.

Further information: Ian Donnelly, Group Leader – Public Health, Environmental Services, telephone 715219
Dawn Dagley, Parks Services, telephone 716272

1.16 Ref 506014 – Scout Hut, Leytonstone Drive, Mackworth – raised 05.04.06

Issue: A resident raised concern over the empty scout hut that constantly being vandalised by local youths. This issue had been raised previously at Area Panel 5 - 12.10.05 - and the responses had stated that Cabinet has agreed £20000 for demolition and that the work would be progressed.

The resident went on to state that the tender for demolition had not been progressed yet and wanted to know why.

Action: Investigate and report back.

Update:

The scout hut is situated on land which was acquired in 1952 for the development of the Mackworth Estate. Most of the land was developed for housing but areas were used for open space, shops and community facilities to benefit the residents. The ancillary parts were historically also managed by the former housing dept and were included in the Derby Homes management agreement. We are currently reviewing the non housing stock properties included Derby Homes agreement and whether they could better be managed in some other way.

Derby Homes were informed that we were to organise the disconnection of utility services to the Scout Hut on 26 January 2006. We had no prior information as to which suppliers managed the services to the site. Additionally, we had no meter reference numbers (the gas meter was removed long ago) and it took several attempts for both Severn Trent and National Grid to even find their billing references for the property (actually listed as 134th Scout Group or 134 Leytonstone Drive).

For electricity removal, the meter had to be removed before any work could start on the underground cables or work would be delayed. In late February faxes were sent to the relevant departments of all suppliers with covering letters & site plans detailing the area and building. Clarifications and further information were provided, payments authorised and work programmed in by the contractors of each of the suppliers. All of this was finally completed on 3 May 2006.

Unfortunately, none of the service providers have supplied any official documentation confirming the work they have completed nor provided site plans, showing exactly where the services have been terminated. Demolition work cannot start until official documentation is received that confirms that work to disconnect utilities has been completed along with site plans showing exactly where the services have been terminated. This information is needed by the demolition contractors.

The delayed receipt of information that services had been safely disconnected and ensuring we had a plan showing where they were capped off and where any redundant pipes were within the site affected the tender proves for demolition. Additionally staff capacity and prioritisation were an issue.

The tender documentation was well progressed but staff dealing with it have been dealing with the urgent situation at Sinfin Community School following the fire and also with other urgent health and safety issues affecting our properties. In addition to the removal of services, Derby Homes were instructed to board up the property (where the external cladding had been removed), replace two manhole covers and carry out a general site clearance. The actual structure and surrounding site do not present a danger to the general public.

Derby Homes have had the area monitored by the Community Watch Patrol team for any activity at night. There have been some problems with people who have caused criminal damage to the hut, gaining access by force and in one case started a fire. Any reports vandalism or damage have been dealt with swiftly by the local housing office as will any further reports until demolition work begins.

Regarding a date for demolition, We cannot give a firm date yet. We are aware of the anti social behaviour issues around the property and the impact on residents. We have every intention of progressing the demolition as soon as we can but this will not be until

the service disconnection documentation is with us and will depend on priorities elsewhere.

Further information:

Martin Laidler, Housing Development Manager, Chief Executive's, telephone 255196
Julie Basford, Asset Manager, Chief Executives, telephone 255545
Paul Cole, Derby Homes, telephone 718772

1.17 Ref 505049 – Public Information Pillars, all wards – raised 07.12.05

Issue: A resident commented that in 2004, Area Panel 5 had received a presentation about Public Advertising Pillars - PIPs that had since been installed in some parts of the city. She explained that an escort agency is being advertised on the pillars and she asked if this was an appropriate use of the space.

Action: Report back on the current situation.

Update:

Some of the pillars have been removed around Westfield and the bus station because of the works being undertaken. We will be reassessing the effectiveness of the pillars on a continuing basis.

Further information:

Richard Williams, Head of City Development and Tourism, Regeneration and Community, telephone 716370

1.18 Ref 506013 – Council Budget presentation, all wards – raised 01.02.06

Issue: During the question time after the budget presentation, residents asked two questions that were not answered at the meeting. One resident asked for an assurance that the £7 million shortfall in the Connecting Derby budget would not be funded from Council taxpayers money. Response provided in April 2006.

Another resident asked for an assurance that the Council will not spend any more funding on fees to a consultant to find new office accommodation. She was aware that £243,000 had previously been spent by the Council on such fees. Response provided in April 2006.

Subsequently in April 2006, another resident stated that following an incorrect census count, subsidies from Central Government were cut. However they were subsequently restored. She asked the panel where that money has gone, and whether residents would receive a reduction in their council tax.

Action: Investigate and report back.

Update:

Councillor Williamson wrote to the residents responding to the issues raised on 9 February 2006 and a report was provided to the April meeting.

Information about the area panel budgets available for each ward are provided in the financial report later on the meeting agenda.

The Council increased council tax by 2.4% for 2006/7. This was one of the lowest Council Tax increases in the country and keeps derby's Council tax levels the lowest in the east midlands. To achieve this target, each department/service area had to make

proposals for making savings in the budget. The reduction in the Area Panel spending budget was a pro rata share of the savings needed. Ultimately the proposals were approved by council in March 2006. In parallel to this development, however is a great deal of service expansions within Neighbourhoods. Initially in 5 priority neighbourhoods enhanced street care activity is being carried out with significant additional resources and a study is to take place on how to devolve more resources to be managed at a neighbourhood level so that this can be considered for introduction for 2007/8. Here are some further statistics on Derby's tax levels.

The Derby area overall average council tax at any property band (e.g. £1,159 at Band D, £773 Band A):

- remains the lowest in the whole East Midlands area
- is 1.6% below the next nearest council tax in the East Midlands (Wellingborough in Northants)
- is 8.6% below the England average (£1,268 Band D)
- is 10.5% below the East Midlands average
- is between 9.5% and 16.7% lower than the council taxes set elsewhere in Derbyshire

In terms of the % increase, the tables show that the Council's increase is 2.4% and the overall increase is 2.8% including the police and fire taxes. This 2.8% increase:

- compares to a 4.5% average increase across England and a 4.2% average increase in the East Midlands
- is the lowest % increase of any of the 46 unitary authorities across England
- is the lowest % increase anywhere in the East Midlands Only 11 local authorities out of the 350 approx billing authorities in England have seen a lower % increase in their council tax

The Census reduction hit our grant funding in 2003/4. It had a particular impact that year. We were successful in getting that partially corrected for future years.

However we need to make savings now and in the future. Central government is keeping levels of Council tax increases low across the country (which accords with Derby policy as well), whilst restricting the increases in government grants to help towards balancing the finances of the country overall. Add to this the demand from the public for more and better services and there is more demand for resources than money available.

Further information:

Councillor Chris Williamson, Leader of the Council
Paul Dransfield, Director of Finance

1.19 Outstanding issues

Issue	Outstanding action	Date to report back
None		

PROPOSED ACTION

2.1 To consider and note the report.