



DERBY CITY COUNCIL

AREA PANEL 5

04 April 2007

Report of Head of Stronger and Safer Communities Unit

Area Panel 5 Community Issues Update Report

Item No	Issue title	Recommended panel action
Allestree ward		
1.1	Markeaton Park car park	Note and close
Darley ward		
1.2	Markeaton Street / Pybus Street University Development	Note and close
1.3	Petition – Old Chester Road Traffic Offences	Note and close
1.4	Consultation – Barn Development at Darley Abbey	Note and close
1.5	Markeaton Street Traffic Calming, Darley	Note and close
1.6	Five Lamps Traffic Lights, Darley	Note and close
1.7	Petition – Well repairs and installation of hand rail, Well Street, Darley	Note
Allestree and Darley		
1.8	University Parking	Note and place in outstanding issues file until September
Allestree and Mackworth		
1.9	Pedestrian crossing, Markeaton Park	Note and close
Mackworth ward		
1.10	Traffic Flow in Mackworth, Mackworth	Note and close
1.11	Petition – Repaving of Balham Walk	Note and close
1.12	Kingsbury Road, Mackworth	Note and close
1.13	Anti social behaviour at Humbleton Drive Shopping Parade	Note
All Wards		
1.14	Buildings at Risk	Note and close
1.15	Dustbins left on the street	Note and close
1.19 Outstanding issues		
	Petition – Crossing on Park Lane and Cornhill, Allestree	Report back July 2007
	Petition – Street lighting on Nottingham Road, Darley	Report back July 2007
	Cheviot Street Recreation Ground Brook, Mackworth	Report back July 2007

For more information Sarah Dosunmu, Area Panel Manager, 01332 258501

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Background papers:	None.
List of appendices:	Appendix 1 - Area Panel 5 community issues update report, background information

1.1 Ref 506042— Markeaton Park car park, Allestree - raised 6.12.06

Issue: A resident asked what can be done to improve the surface of the main car park and paths at Markeaton park. Many residents and park users are complaining. At the 6 December 2006 meeting, Councillor Baxter responded that he had already reported the need for action to the Chief officer and understood that an inspection of the surface will take place. He noted that the income from the car parking charges is about £100,000 a year and that this could contribute to the repairs.

Action: Investigate and report back to a future meeting.

Update: A report was tabled at the Cabinet Member meeting on 19th January 2007. The report is available on the Council Management Information System at www.derby.gov.uk

The report proposed that the car park at Markeaton Park should be resurfaced by basic sealing and dressing at an estimated cost of £50,000 to be financed by prudential borrowing and an increase of 10 pence in car parking charges above the inflationary increase from April 2007. This will provide a safe surface until major refurbishment takes place.

An increase of 10 pence will generate approximately £10,000 annually. This will enable repayments to take place over a period of 5 to 6 years. The report was agreed.

The work is weather dependent and will be undertaken as soon as possible.

Further information:

Dawn Dagley, Parks Officer Community, Environmental Services, ☎716272

1.2 Ref 506046 — Markeaton Street / Pybus Street University Development, Darley - raised 6.12.06

Issue: A resident was concerned about the amount of traffic and parking that will result in the Markeaton Street and Pybus Street area because of more students attending the new University development and Britannia Mill buildings.

Action: : Investigate and report back to a future meeting.

Update: Verbal update to be provided by Councillor Travis

Further information: Neville Wells, University of Derby, ☎591962

David Gartside, Head of Traffic, Regeneration and Community, ☎715025

1.3 Ref 506030 – Petition – Old Chester Road Traffic Offences, Darley – raised 04.10.06

Issue: A petition was received signed by 104 residents who are opposed to dangerous drivers on Old Chester Road and City Road. They are concerned about speeding 'rat runners' who abuse the one-way system between Kirk Street and the Coach and Horses mini roundabout on Mansfield Road. They have requested positive action from the Police and Council.

The problem is worst at the weekends when people leaving Darley playing fields use it as a short cut.

Action: Report on progress

Update: The design for the build-outs has now been completed and approved. Letters informing residents of the proposals have been delivered to all properties which are located directly adjacent to a build-out.

The contractors are currently on site and construction of the build-outs will be completed by end March 2007.

Further information: Inspector Rachel Walker, Derbyshire Police, ☎613131
Neil Palfreyman, Traffic Management Engineer, Regeneration and Community, ☎716090

1.4 Ref 507002—Consultation – Barn Development at Darley Abbey- raised 31.01.07

Issue: A resident asked for arrangements to be made to ensure representation of residents of the Old Village of Darley Abbey in on-going meetings being held about the Barn development/outdoor pursuits centre.

Action: To contact the relevant officer and provide a written response to the residents.

Update: Once we knew construction was about to commence, a decision was made to hold an open public meeting at Walter Evans School. The purpose of this meeting was to update residents on the construction process of the Barn but also how their input was needed both in the construction and also its usage. To try and publicise this meeting, an insert was placed in the Derby Express which should have gone to every household in Darley Abbey. A press release was carried in the Derby Evening Telegraph and a letter went home with every child at Walter Evans school. Posters and other information were also left at the cafe, community centre and with Roy Hartnell who expressed a concern that he and others were not aware of developments.

At the meeting, it was very constructive but the attendance was not as good as many had hoped but I feel we had done quite a lot to publicise the event. At the meeting we asked for local community input and said we were looking for local residents to become part of a steering group and a form was sent round asking people to write down their contact details if they were interested. These people were all then written or contacted and have been invited to a series of steering group meetings. These have included David Pearson from FODOS, Roy Hartnell from the Historical society, Sue Parker from the Community Centre Association, and there has also been a gentleman from the Darley Abbey Society who has attended and received minutes.

At the last meeting Councillor Travis also attended and the input of all these people has been of great benefit. I have also gone into Markeaton Primary school to give a talk to young people about the Barn and there has also been a presentation to the Primary School heads in city asking for their support which included the head at Walter Evans.

I have also started to build up a database of local residents who have said they would like to be kept informed of key developments and we are currently looking at pulling together a newsletter which will provide an update. It is intended to hand deliver this to all homes in the immediate area and make it available electronically. We have also received a number of letters from local residents

concerning the barn, one of these is to do with Riparian rights to which we have responded.

There has also been a letter from Sue Parker concerning the relationship with the Community Centre. This was basically around two areas, the first was to do with the border between the two sites and their desire for a fence and the second was to do with the centres competing for community bookings between the two centres. Again we have written back saying we shall look at the border arrangements and that we have not yet looked at potential letting rates but when we do it will be done in consultation with the community centre so that we are not seen as undercutting and taking business. Further on from this, I am investigating the possibility of putting a hedge between the two in partnership with the BCTV. [Note; the hedge has been planted]

The Barn is still roughly on course for a building completion for the end of April. After that the fixture and fittings are needed to be sourced. A job advert for a new community sports coach will go live towards the end of March in partnership with Midland Canoe Club who have submitted a funding application to Area Panel 5. This application was deferred and is to be re-submitted. The coach will mainly be based at the Barn offering young people opportunities around adventurous outdoor activities.

We have also signed a Service Level Agreement with Groundwork Erewash around them pulling together resource packs for Environmental, Conservation and Historical activities at the centre. We are also looking at the marketing for the centre, pricing packages for school, community and corporate packages.

The resident has been responded to by email.

Further information: Richard Williams, Sports Development Officer. Telephone 715660

1.5 Ref 507004 —Markeaton Street Traffic Calming, Darley - raised 31.01.07

Issue: A resident asked what was the outcome of the survey sent to all residents (a letter was sent out by the Council to all residents). Is there funding available for the works and if yes what period of the year and which quarter.

Action: To provide a written response to the residents and provide a report back on the 2007/08 Highways and Transportation schemes.

Update: A report appears elsewhere on the agenda which outlines the 2007/08 Highways and Transport work programme.

Implementation of measures to control unnecessary through traffic are included in the highways and transport work programme for 2007/08.

Further information: David Gartside, Head of Traffic, Regeneration and Community, ☎715025

1.6 Ref 507005 — Five Lamps Traffic Lights, Darley - raised 31.01.07

Issue: Ever since the traffic lights have been installed at Five Lamps, the traffic situation has been worse. Since their introduction, Five Lamps has become an Air Quality Management Area. In correspondence, Derby City Council has confirmed that there has been an increase in road traffic accidents. DCC has also stated that if Connecting Derby goes ahead there will be no improvement of their quality at five lamps and DCC's own figures show an increase of up to 350%, adding to

rather than reducing the problem.

Considering that DCC has an obligation to improve this situation and state in their local transport plan (2006-2011 - page 4E) that one of their over-arching objectives is to improve Air Quality and road safety, the resident is seeking clarification on what DCC is proposing to do about this. The resident suggested that these issues make it a fair argument that the Connecting Derby proposals for Five Lamps are abandoned.

Action: To provide a written response to the resident.

Update: The introduction of the air quality management area at Five Lamps is purely coincidental with the junction becoming signalised. As the questioner has said the aim is to improve air quality and safety. We believe that by introducing the measures proposed in the Connecting Derby scheme that the accidents will reduce and the junction become safer.

I am not sure what the 350% figure quoted is. There is a predicted 3% increase in the average annual weekday traffic in an 18 hour period. The air quality in the vicinity of the Five Lamps area will remain almost constant with slight improvement in NO₂ concentrations on King Street, Garden Street and Duffield Road.

No changes are predicted in PM₁₀ concentrations due to the implementation of Phase 3B of Connecting Derby, and overall the scheme will generally have a positive impact on air quality.

The Five Lamps works are intrinsically linked to the rest of the scheme and cannot be removed in isolation. The Planning Application that was approved was for one application for the whole of the remaining sections of Connecting Derby, and not individual sections.

Further information: Dave Powner, Project Manager, Regeneration and Community, ☎ 715130

1.7 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: Update on progress to complete the repairs to the well.

Update: Funding is in place. Parks are completing the drawings for the landscape area.

The handrail has been installed.

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

Peter Matthews, Local Manager, Derby Homes, ☎ 717831

1.8 Ref: 505040 – University Parking, Allestree and Darley - raised 12.10.05

Issue: Over the past two years residents have raised a number of issues, concerns and petitions about student parking and traffic around the University of

Derby. These include complaints about student parking on Oakover Drive and Amber Road in Allestree, Broadway and Penny Long Lane and around Markeaton Street. Complaints had also been raised about the amount of litter generated on Broadway due to flyers and posters being placed on the car windscreens.

Action: Provide an update on the 2007/08 Highways and Transportation schemes programme.

Update: A report appears elsewhere on the agenda which outlines the 2007/08 Highways and Transport work programme. The programme identifies that parking issues on surrounding residential estates will be further investigated in 2007 /08 using revenue funding.

Further information: David Gartside, Head of Traffic, Regeneration and Community, ☎ 715025

Inspector Rachel Walker, Derbyshire Police, ☎ 613131

Neville Wells, University of Derby, ☎ 591962

1.9 Ref 506029 – Pedestrian crossing, Markeaton Park, Mackworth/Allestree – raised 12.07.06

Issue: A local resident considered that the new skateboard park at Markeaton Park now meant even more residents from Mackworth were going to Markeaton Park. He considered this was more evidence for the need for a pedestrian crossing by the Prince Charles Avenue junction and he asked the panel to consider the request.

Action: Noted, but the Mackworth Councillors asked that a controlled crossing is installed rather than a refuge.

Update: We have considered the comments raised by the panel. The speed of traffic was considered as a factor in assessing the most appropriate form of pedestrian facility. However it is not correct to suggest that pedestrian refuges are unsuitable on 40mph roads. Pedestrian refuges already exist on Ashbourne Road to help pedestrians cross the road in two halves. The refuges installed on Ashbourne Road near Prince Charles Avenue were installed many years ago as part of a wider road safety scheme. In the last five the Police have had no reports of pedestrians being injured and there is little evidence to suggest that traffic light controlled crossings would be any safer.

Previous observations showed that very few pedestrians crossed Ashbourne Road during the week but more pedestrians wished to cross at the weekend to go to Markeaton Park. Our survey which was undertaken on Saturday still showed relatively few pedestrians crossing. At the busiest time 40 pedestrians crossed within a 200m stretch when traffic flows were around 600 an hour in each direction. The road is straight and visibility is good and there is no history of pedestrians being injured in the last five years.

In the future major works are planned by the Highways Agency at Markeaton roundabout. The detailed design is not yet known but it may be possible to develop additional traffic light controlled crossing facilities as part of the major investment planned here. Cabinet have approved the installation of the pedestrian refuge next financial year and works will begin shortly to design and plan the delivery of the crossing.

Further information: Tony Gascoigne, Traffic Control Engineer, Regeneration

1.10 Ref 506037 — Traffic Flow in Mackworth, Mackworth - raised 6.12.06

Issue: A resident commented that there has been an considerable increase in the volume of traffic using Mackworth estate as a rat run to bypass Markeaton roundabout. They use Prince Charles Avenue, Mornington Crescent, Streatham Road and Brackensdale Avenue. On Brackensdale Avenue there is the main entrance to Brackensdale Nursery School, this nursery is a special needs nursery and is also used by the Infants and Junior Schools. There was an accident about three weeks ago and the road was closed for about an hour.

He asked if we could have better road markings or better still Access Only signs introduced at the Prince Charles Avenue/Ashbourne Road Junction and at the A38 slip road/Brackensdale Avenue Junction.

Action: Investigate and include as a priority for Mackworth in the 2007/8 highways and transportation programme

Update: A report appears elsewhere on the agenda which outlines the 2007/08 highways and transport work programme. There are not enough funds for this to be investigated in 2007/08.

The issue will be put forward for consideration for possible inclusion in the 2008/09 highways and transport work programme.

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

1.11 Ref 506022 – Petition – Repaving of Balham Walk, Mackworth – raised 12.07.06

Issue: A petition had been received from the residents of Mackworth Estate living in the area of Balham Walk, requesting the urgent repaving of Balham Walk. A report was presented to the meeting on 6 December 2006 which recommended no action is taken other than to make sure Transco repair their reinstatement and that the six monthly routine inspections continue. Area Panel did not support the recommendations within the report and requested that the matter be referred to the Cabinet Member responsible for Planning and Transportation for reconsideration of the response.

Action: A resident reported that despite no insurance claims that there have been a number of falls and accidents due to the condition of the footpath. An inspection and remedial action is required as soon as possible and should be prioritised for the 2007/08 programme of works for footpaths and highways.

Update: The decision at the Cabinet Member's meeting on 13.12.06 was that no further action be taken other than consider Balham Walk for future year's footway resurfacing programme and the condition of Balham Walk be monitored and repairs carried out as necessary.

Further information: John Edgar, Maintenance Manager, Regeneration and Community, ☎715067

1.12 Ref 507001 —Kingsbury Road, Mackworth- raised 31.01.07

Issue: A resident asked the panel to address the issues on Kingsbury Road. There is no lighting in the cul de sac and has been told at previous meetings that because all six residents own their properties that the street is not eligible for street lighting this is despite Derby Homes putting in additional street lighting around the estate.

The resident reported that they have a young child whom she sometimes has to carry from the street to her house in the dark and has fallen over once while carrying her. This was a result of the lack of lighting and the state of the road. The resident has reported a large pothole present in the road, which was filled two weeks ago, but the quality of the work has meant that the work has been not completed to satisfaction and now represents another problem on the road. There is a resident who makes uses of a wheelchair and children living in the cul de sac and the resident feels that the state of the road and the lack of lighting is dangerous for residents. The resident has requested an inspection of the road and the light levels on the cul de sac.

Action: To provide a written response to the resident and report back to Area Panel.

Update: No additional lighting can be installed until the Street Lighting PFI has been introduced. Pete Matthews has visited the area and identified that the road has been adopted by highways and all other boundaries are owned by the houses.

A letter has been sent to the resident confirming that an inspection has been carried out, and a pothole has been identified. The pothole had been previously temporarily filled, until such time as a permanent repair could be carried out, but the filling had come out. We have now given an instruction for the permanent repair to be carried out as soon as possible. It is envisaged that these works will be completed by end March 2007.

With regard to the lack of street lighting, it is accepted that lighting levels are inadequate, and it has been decided that a new street light should be provided at the head of the cul-de-sac. The instruction has been issued to our contractors to carry out the necessary work. We cannot say at this stage when the works will be carried out as it will depend on our contractor's programme, but it will hopefully be done by end March 2007.

Further information: John Edgar: Maintenance Manager, Highways and Transport. ☎ 71 5067

Alan Jaques: Street Lighting Manager, Highways and Transport. ☎ 71 5014

Pete Matthews : Derby Homes, Local Manager. ☎ 71 7831

1.13 Ref 507003 — Anti social behaviour at Humbleton Drive Shopping Parade, Mackworth - raised 31.01.07

Issue: A resident reported problems with anti social behaviour in the shopping parade. Young people are congregating in the archway and at the rear of the shops. The resident has asked for clarification on the forthcoming planning application to build nine flats to insist that the developers provide gates on Leytonstone Drive at the entrance to the proposed flats. To assist with the erection of gates at the archway on Humbleton Drive, DCC uses money from the proceeds of the sale of the former scout hut land on Leytonstone Drive.

Action: To provide a written response to the resident and an update to the next area panel.

Update: Derby Homes report that no complaints have been received re the youth

problems in this area. Enthusiasm have been alerted to this area and are sending youth workers in when required to engage with them.

At the Council Cabinet meeting on 20/02/2007 the acquisition of the Kingdom Hall on Stepping Lane was authorised using the funding from the receipt of the land sale at Leytonstone Drive i.e. the land where the scout hut was. The purpose of this was to provide a Community Centre for the residents of the New Zealand / Morley area.

On 05/02/2007 a decision was made to grant permission with conditions for the planning application for 9 flats on land off of Leytonstone Drive, at the rear of the Humbleton Drive shopping parade. The number of flats (9) was below the threshold where section 106 payments are routinely required.

The issue of gating the archway has been investigated by the Community Safety Partnership's Anti-Social Behaviour Team in 2005 when the developer was prepared to fund a gate. In order to enable the archway to be gated, the agreement of all relevant property owners at the parade to the gate was required. Not all agreed at that time, and therefore gating did not happen.

Further information: Pete Matthews, Housing Manager, Derby Homes 📞717831

Craig Keen, Anti-social behaviour Team Leader. 📞256840

Rosie Watson, Senior Planning Officer, 📞255073

1.14 Ref 507006 — Buildings at Risk, all wards - raised 31.01.07

Issue: A serious fire occurred at no.10 St Helen's Street known as Haslam's House, which is part of a historical complex, namely the Spa Works / Marble Factory. The recent incident has renewed fears regarding St Helen's House, which has now been empty for 2 ½ years. The resident is of the opinion that there have not been any serious attempts to minimise fire and other potential hazards for the buildings. The resident wanted to know what steps the Council was taking to protect the properties and minimise risk of damage to the buildings.

Action: To contact the resident with a response.

Update: As it does with all of its properties that become vacant, security measures were considered and implemented as part of the de-commissioning procedure. Because the building is listed, those measures taken at St Helen's House are not as obvious as with other buildings. The measures were reviewed by the Council's insurers, Zurich Municipal, and we received the following comment by e mail on 1 July 2005:

'The information that(the surveyor) has provided is excellent and covers all areas that are important when a building becomes unoccupied. The only point that I would like to make is could you ensure that all the flammable materials are removed as soon as possible to prevent a fire risk.'

In respect of the last point, remaining flammable materials that were left in the building by the vacating department were removed shortly after the e mail.

In addition to the measures taken at the time and following a recent suggestion by Councillor Travis, we have spoken to the Police and they have agreed to be particularly vigilant.

Further information: Chris Edwards, Assistant Director - Property Services 📞25 5070

1.15 Ref 507007 —Dustbins left on the street, all wards - raised 31.01.07

Issue: A resident asked what if anything is going to be done about dust bins which are left out on the streets for weeks on end.

Action: Respond to the next meeting and the resident.

Update: We are now focusing on 2 pilot streets in Area Panel 3, this is because this type of activity is very officer intensive if we are to be successful should we want to any form of legal action.

The process of issuing specific instructions to relevant householders in those streets will commence in the pilot streets from the beginning of April, with a view to issuing legal notices if necessary some time after the Easter break. Dependant on the response to our legal notices, we should be in a position to take some form of action shortly thereafter.

The decision to take any form of legal action will be based on the circumstances of each case and we cannot at this time predict how many actions could be taken.

My hope is that we would not have to take any legal action and that residents comply with the instructions and any legal notices that we issue. However I am sure that if we were to take legal action that the publicity value would stimulate interest in the press as well as demonstrating to householders generally that they should only have their bins on street on their allocated collection days.

Once we have completed our work in the pilot areas and we get some useful publicity, due to staffing constraints, I could only carry out repeat activities on a case by case basis. We would therefore take each case on its own merits.

Further information: Malcolm Price, Waste Manager, 📞 71 6350

1.19 Outstanding issues

Issue	Outstanding action	Date to report back
Petition – Crossing on Park Lane and Cornhill, Allestree	Provide an update when the work has been completed	Upon completion
Petition – Street lighting on Nottingham Road, Darley	Provide an update on the Street Lighting PFI	July 2007
Cheviot Street Recreation Ground Brook, Mackworth	Report back once a options report is produced	July 2007

PROPOSED ACTION

2.1 To consider and note the report.