

## Chellaston And Shelton Lock Interim Neighbourhood Board

Minutes of the meeting held on 6<sup>th</sup> March 2007 at 6.30 pm  
in Filbert Walk Common Room, Chellaston

### **Present:**

Arthur Hibbert	Chellaston and Shelton Lock War Memorial Committee
Councillor Mark Tittley	Neighbourhood Board Chair
Councillor Harvey Jennings	Ward Councillor
Frank Blincow	Shelton Lock Community Centre
Harry Margett	Chellaston and Shelton Lock Community Panel
Ian Colder	Resident
Insp. Nick Gamblin	Derbyshire Constabulary
Jenny Veeter-Smith	Derby Homes
John Boden	Chellaston Residents' Association
John Taylor	Derby City Council Youth Services
Rev'd. Peter Swales	St Peter's Church
Zena Underwood	Chellaston and Shelton Lock Community Panel

### **Observers:**

Rose Thornhill	Chellaston Resident
Joe Whittaker	Chellaston Resident
Pippa Evans	Meadowfields Practice
Jean Hibbert	Shelton Lock Resident

### **In attendance:**

Colin Avison	Neighbourhood Manager
David Ward	Wilson Bowden Developments
Neil Hartley	Wilson Bowden Developments
Chris Holloway	BWP Consulting
Jules Hall	Indigo Planning
Dr Iain Black	High Trees Health Centre
Annette Jennison	High Trees Health Centre
Rosemary Stuckey	Derby City PCT: Deputy Director Commissioning
Chloe Edwards	Derby City Council Youth Services

### 08001. **Introductions and apologies**

Councillor Tittley welcomed everyone to the meeting and invited everyone to introduce themselves. He went onto explain that a presentation and discussion on the High Tech Business Park and associated T12 Road development would be taken as a late item immediately after Item 3.

**Apologies** were received from Councillor Philip Ingall and Sharon Sewell, Chellaston Resident

08002. **Minutes of the last meeting**

These were agreed as a true record.

08003. **High Trees Health Centre**

The Chair welcomed Br Black, Annette Jennison and Rosemary Stuckey to the meeting and invited them to speak to the Board about the issues of relocation of the Health Centre.

Dr Black explained the background leading to the discussions about relocation. Expansion of both health services and the building had been considered over the last 8 years. The building had already been expanded twice to accommodate the increasing range of services provided and the rapidly increasing numbers of patients but was no longer considered fit for purpose.

An application had been made to the PCT to fund / rent bigger and better premises, however prioritisation within the city meant that the request was not successful at this time. The practice therefore needed to consider a privately funded solution.

The difficulties in locating a brownfield site of suitable size, accessibility and availability meant that a greenfield location had been considered at west Chellaston.

Outside providers of complimentary services had been looked at such as a pharmacy who had then taken forward investigations re. a west Chellaston location.

Annette Jennison stated that a number of points that had been raised by the Board and by the Residents' Association had been considered. This included considering opening a branch at Dr Choudury's former premises but it was not fit for purpose, e.g. travel between the sites and IT connectivity which was increasingly a necessity.

The Health Centre were attempting to find a suitable plot of land of suitable size close to the centre, however it was proving to be very difficult if not impossible. All suitable plots were often taken before their availability became known.

Annette pointed out that the residents of west Chellaston also had medical needs. West Chellaston developments would have shops in due course and had housing for older people as well.

Rosemary Stuckey explained that the PCT had a finite pot of money to provide health services and that there was no additional pot for premises. Chellaston ward was considered a low priority for premises when considered against other parts of the city, especially, city centre surgeries that often had to operate out of terraced houses.

Rosemary further explained that the PCT were responsible for 'control of entry' of pharmacy services and that an application for a pharmacy at west Chellaston had been received and rejected. An appeal had been received and had been heard independently. The outcome was unknown at this time.

The Chair thanked Dr Black, Annette and Rosemary and invited questions from the Board.

Councillor Jennings commented that he wished to see the Health Centre remain at the centre of the village and there may be potential to utilise the Lawns, Social Club and surgery site as a package and that an approach to the social club may be worthwhile. Councillor Tittley agreed.

John Boden stated that the aging population profile indicated the need for the Health Centre to remain at the centre and that accessibility issues between the centre and west Chellaston would be a problem for some sections of the community.

A 'surgery' sign at west Chellaston was widely thought to have indicated the surgery site. Annette stated that it was anticipated that there would be GP provision at west Chellaston, but there were no concrete plans at present.

Arthur Hibbert urged caution about the use of the social club site as it was a British Legion. He stated that the house next door was for sale and that it would be better for the area if the surgery was sited there.

Rev'd Peter Swales pointed out that the rapid growth in population in west Chellaston required facilities and that the provision of a pharmacy there could be the start of attracting other amenities.

Councillor Tittley stated that Chellaston was now, in effect a small town of comparable size to Melbourne and needed comparable facilities and amenities.

Colin Avison suggested that a working group meet to discuss this further with a view to developing a holistic approach to health provision within Chellaston that could be included within the forthcoming Neighbourhood Plan as a health theme. This was agreed by the Board.

**Colin  
Avison**

#### 08004. **Chellaston Business Park and T12 Development**

The Chair welcomed David Ward, Neil Hartley, Chris Holloway and Jules Hall and invited them to present their information to the Board.

David Ward explained that the development was being taken forward by a partnership with Wilson Bowden and Miller Birch as the Development Partners. Other members of the delivery team included Indigo Planning who were dealing with planning issues, BWB who were dealing with engineering matters and Steven George and Partners who were providing master planning expertise.

East Midlands Development Agency (emda) were an anticipated key partner who, it was expected, would fund the development of key public infrastructure (roads, drains, etc) to add value to the development, although they had not yet made a formal commitment.

David stated that the site was land allocated in the Local Plan for many years for employment use. There had been previous planning applications by others but these had not been taken forward. The site was a strategic employment site at both city and regional level, hence the anticipated

involvement of emda. Emda were aware that high tech jobs were disappearing within the region and were keen to encourage alternative opportunities for their replacement.

David talked to a PowerPoint presentation indicating the site, an indicative site layout and design, key elements of the proposals and the route of the proposed T12 road. David's presentation also included examples of other sites that the partners had been involved in that helped to provide a context to the development. These included: Nottingham Business Park off J26, M1; Kingsway Business Park off M62; Willow Farm off J24, M1.

David explained that generally their work involved a comprehensive approach installing new roads and infrastructure and preparation of land for development and the development of individual sites within the land package. All sites on Phase 1 would be developed by the partnership but specialist development would probably be developed by individual developers companies, e.g. hotel.

The proposal was for a mixed use business park that included high tech business premises and key amenities to support and compliment businesses. Associated businesses were expected to include a Hotel. All the ancillary / complimentary uses are subject to the agreement of the local planning authority (because the land allocation in the Local Plan does not currently allow for the (hoped for) wider range of uses.

The site master plan would fit with landscape and ecological values.

Phase 1 would include a business centre at the entrance to the site that may include the c. 100 room hotel, nursery, health and fitness centre and shops.

**David Ward**

Pre application consultation would be taking place with an exhibition around May 2008. A planning application was expected to be submitted in June 2008 with work on site anticipated to commence in early 2009.

**David Ward**

David stated that the location of the exhibition had not yet been decided. Moorways had been suggested but this was considered to be inappropriate.

**The Board recommended Chellaston School with an opportunity to use the facilities during either of the 2 school holidays in May.**

John Boden suggested that Residents' Association AGN would be a good opportunity to display the plans

**David Ward:**  
provide a  
copy of  
PowerPoint  
presentation

David confirmed that the first phase would include the development of the T12 road which commenced at the roundabout off Holmleigh Way.

Councillor Tittley thanked David and the team for an excellent presentation and asked if a copy of the presentation could be provided. David agreed.

The Chair invited questions and comment.

Councillor Jennings asked about the effects on Cuttle Brook and ecological issues. David responded that they were aware of the ecological value of parts of the site including Cuttle Brook and that the site design would take this into consideration. They would seek to enhance rather

than damage any ecological value.

Councillor Tittley asked whether T12 would be developed in one go. David stated that it would. The planning application would be for the road in full and the rest of the site in outline.

Rev'd Peter Swales commented that T12 would attract a heavier traffic load and speeding traffic along Holmleigh Way. This was used by local residential traffic and therefore careful design and planning was needed to ensure the road remained safe for local people.

John Boden welcomed the development especially T12 and its anticipated contribution towards relieving congestion in Chellaston. He went on to ask whether Holmleigh Way was currently large enough to take the anticipated traffic including large HGVs. Chris Holloway responded that the current road was designed to the appropriate dimensions. It was 8m wide which is large enough to take all commercial traffic.

Colin Avison commented that the large scale development would need to be carefully designed to seek to provide a human scale and appropriate community facilities and amenities for the people working on the site (health including dentistry, banking, etc.) who would make up a community in itself and at the same time provide facilities and amenities for local residents.

There was general comment that the nearest facilities at Allenton were heavily used by Rolls Royce employees and were already full.

Councillor Jennings commented that there was a need to move away from 'linear' planning processes and take a holistic view including mixed use of the site.

John Taylor commented that consideration should also be made for the needs of young people.

The Chair stated that s106 opportunities would need to be considered to help support the development of facilities and amenities for the communities.

David Ward stated that the s106 agreement would be a whole site agreement and therefore would not involve separate agreements with each company coming onto the site.

Rev'd Peter Swales stated that there was a need for the residents of west Chellaston to be shown how they will benefit from the proposed development.

**The Board agreed and asked that The Corporate Director, Regeneration and Community, the Head of Development Control & Land Searches and the Council's Leadership be sent a copy of these minutes for their information.**

**Colin  
Avison**

08005. **Update on membership**

Colin Avison explained that as had been stated at the inaugural Board meeting, a nomination and selection process would be developed and it was expected that all local community representatives would need to be

agreed through this process by the end of June 2008.

The papers associated with the process had not been finalised yet. Once completed the nomination process would be advertised throughout the cit and it would apply to all neighbourhood boards. Each resident wishing to become a neighbourhood board representative would be required obtain 10 local residents signatures to support their application. Neighbourhood Managers would support and advise applicants and would work to advertise the invitation for nominations in their neighbourhoods. In the event of more applications than places available, a selection process would take place led by ward councillors. With the Council AGM taking place on 21<sup>st</sup> May, the selection process, if required in Chellaston Ward, would take place after that.

Existing Board members would be sent details of the nomination process directly when they are available.

**Colin  
Avison**

08006. **Programme of meetings**

A proposed schedule of meetings had been circulated (attached to these minutes as Appendix 1). Colin Avison advised that the proposed May Board meeting would be rescheduled back by approximately 2 weeks to allow sufficient time after the Council's AGM for the meeting to be organised.

**Colin  
Avison**

**PLEASE NOTE: The attached programme of dates has two changed dates from the programme circulated previously. The 22<sup>nd</sup> May Board has moved to 5<sup>th</sup> June and the 3<sup>rd</sup> June Shelton Lock Forum has moved to 10<sup>th</sup> June.**

08007. **Outstanding Issues**

**ISS 07-02 Dog Bins along cycle path, Sinfin Moor Lane**

The Chair reported that Councillor Ingall had been in contact with David Wilson Homes who had assured him that they would institute increased cleansing in the area.

08008. **Neighbourhood Fund**

A report with proposed recommendations for priorities for 2008 / 09 had been circulated.

**The Board agreed the recommendations in the report, as set out below, for determination of Neighbourhood Fund requests for 2008 / 09**

**Colin  
Avison**

**1) Safer Neighbourhood**

- a) *Developing and maintaining provision for activities for young people, particularly teenagers.*
- b) *Prevention and reduction of anti-social activities.*

**2) Cleaner Neighbourhood**

- a) *Involving residents in cleaner neighbourhood projects.*
- b) *Provision of litter and dog fouling bins.*

- c) *Awareness raising, educational and communication activities targeting the local environment.*
- d) *Supporting environmental enforcement.*

**3) Stronger Communities**

- a) *Supporting new and existing community events*
- b) *Developing and maintaining facilities for young people*
- c) *Community facility and activity development in Chellaston village and West Chellaston*
- d) *Improving information flows within the community.*

**Colin Avison**

**The Board further agreed that the Neighbourhood Fund for 2008 / 09 should be utilised in the following way: 50% allocated to fund applications from community groups and other organisations, 50% to fund works commissioned by the Neighbourhood Board to help deliver actions within the forthcoming Neighbourhood Plan.**

08009. **Neighbourhood Fund Applications**

2 applications had been received. Summaries of both had been circulated to Board members.

The applications were:

**1. Chellaston Football Club**, £752 to provide a surrounding spectator fence at their pitch at the Old Merrill College site.

**2. Duchess Way & Herald Grove Neighbourhood Watch scheme**, £110 to assist in admin costs towards paperwork, copying, printing, etc. and improve security measures for the elderly and other residents.

**The Board agreed the following which was ratified by the Councillors present:**

**1. Chellaston Football Club: Grant to be made of £642**

**2. Duchess Way & Herald Grove Neighbourhood Watch scheme: Grant to be made of £110**

**Colin Avison**

080010. **Neighbourhood Profile and Plan**

A report had been circulated that included the Neighbourhood Profile as Appendix 1.

Colin Avison explained that the Profile would evolve over time and should increasingly have a local 'feel' to reflect local involvement in its development. The Profile would be used as an aid in developing a Neighbourhood Plan.

**Board Members**

Comments on the profile were invited and an evaluation form had been included as Appendix 3 of the report.

**Board Members**

In order to aid development of the next profile Board members were asked to consider possible themes for inclusion (included as Appendix 3 of the report) and return comments back to Colin Avison.

**The Board noted the report.**

Colin Avison went on to inform Board members that the Neighbourhood Plan would become one of a set of key neighbourhood documents. It would set out the vision and aspirations of the neighbourhood based on community consultation & engagement and relevant statistical and other factual information.

The Chair stated that the Neighbourhood Plan needed to influence policy makers and funders.

Councillor Jennings agreed and stated that the plan would be used to aid inward investment in the form of investment in public services and infrastructure for the community.

**The Board agreed that the Neighbourhood Plan should include the key priority themes of**

- **Safer,**
- **Cleaner and**
- **Stronger (as identified in consultation at previous forum meetings and as reported to the neighbourhood Board previously)**
- **Health (in recognition of the earlier discussions at this meeting)**
- **Housing,**
- **Children and Young People, and**
- **Economy.**

In order to start the development of the Neighbourhood Plan, Colin Avison recommended that key people be targeted to champion each theme and report progress back to the Board.

The Board agreed the approach to Neighbourhood Plan theme development.

**Colin  
Avison**

080011. **Chair's Report**

Councillor Tittley led on this and invited contributions from Councillor Jennings.

Councillor Tittley reported about recent issues with Pit Close Recreation Area. The area had suffered 3 incidents of burnt out cars, many reports of motorcycles using the area, anti-social behaviour by young people drinking alcohol, litter and rubbish.

The cars had been removed, the associated debris removed and steps were being taken to close the gaps where the cars entered the site.

Councillor Tittley stated that the benches where young people had been gathering at the recreation area had been removed but the youth problem continued especially around the scout hut.

The Alcohol Free Zone was now in place and it included the recreation ground area. The Police would continue enforcement operations.



A meeting was to be held on Monday 10<sup>th</sup> March to develop a plan of action to tackle the problems at the site.

Councillor Jennings stated that funding was now in place for refurbishment of the Chellaston Recreation ground site in the next financial year. The works would be similar to those recently carried out at the Austin Estate.

Councillor Jennings informed the meeting that Neighbourhood Funding had been nearly doubled to £10000 for 2008 / 09 and that Mountbatten Close would be adopted by the Council in the next financial year.

Councillor Tittley informed the Board that the Parks Maintenance team led by Karl Smith had recently undertaken a clean up of the fly tipping along the Canal Towpath at Shelton Lock and asked for thank to Karl and his Team to be recorded.

Councillor Tittley stated that the Red Lion site continued to be an issue but that site had now been sold and hopefully will be redeveloped sooner rather than later.

#### 080012. **Forum Reports**

Copies of the key issues raised at the Forums had been circulated.

Councillor Tittley informed the meeting that it was proposed that future Forum meetings should include a set of surgeries at the start of each meeting led by the Police, Councillors and Derby Homes. Residents could come along with either an individual or community issue. Community issues raised during the surgery would be taken forward into the main meeting for further discussion and agreement on the actions to be taken.

**The Board noted the issues reported and agreed the change of format.**

**Colin  
Avison**

#### 080013. **Young People's Working Group Report**

John Taylor reported that they working to establish sessions and integrate consultation into them while developing youth representation.

He stated there was a need to hold an 'opening event' and would be making appropriate arrangements.

The partnership between the DCC Youth Service and Enthusiasm was very strong with a set of experienced worked working well together.

40 plus young people were attending the Friday night sessions. A good start had been made on obtaining equipment.

The AFZ would strengthen liaison with the local Police. PC John Moses provided a good link on this.

It was commented that workers at the nearby Co-op were worried about the drinking that was occurring outside the Youth Club and a request was made for the Youth Club **to open earlier** to try to curtail this problem.

Councillor Tittley asked John to do all he could to try to limit the drink problem.

**John Taylor**

**John Taylor**

John stated that the workers do work outside as well as inside the building and will liaise with the Co-op and other shops. He went on to state that there was a serious drink problem with young people aged 14 – 16 years old turning up with bottles of spirits. This made the situation volatile.

A comment was received that a Police presence was needed outside. John confirmed that the Police were present and doing all they could.

#### 080014. **Police and Community Safety Report**

Inspector Gamblin reported that it was believed one perpetrator of the car problem at Pit Close Recreation Area had been caught having stolen a further car.

Inspector Gamblin also commented on the Road Crime Police Team activities within the Chellaston area and on recent activities to target people for ASB in the Moyne Gardens area.

He went on to inform the meeting that test purchases had recently been carried out for underage purchasing of alcohol and that an Alcohol Confiscation Week had been undertaken recently resulting in amounts of alcohol being taken from juveniles.

The Inspector stated that a 'Mosquito' device was available to be used at St Peter's Church if agreed to deter the groups of young people who were gathering there. In response to a query, Inspector Gamblin confirmed that the device could be set to be used discriminately.

In response to query on motorbikes, Inspector Gamblin stated that the Force are starting to operate an off-road motor bike service, however because of the dangers to staff, the public and those being targeted, strict Force policy guidelines must be adhered to.

On personnel issues, Inspector Gamblin announced that Sergeant Ian Jackson would be leaving to take up a new post shortly. Sergeant Ashley would be covering as a temporary measure.

PC Jo Steel had now moved to a new beat and PC Jim Sadler had replaced her as part of the Safer neighbourhood Team. A new PCSO had also joined the team which was now full strength.

#### 080015. **Derby Home Report**

##### **Jenny Veater Smith provided the following report:**

Derby Homes currently manage 509 Derby City Council properties in Chellaston and Shelton Lock. There are currently 10 vacant properties which is higher than average, due to a recent increase in deaths of elderly residents, or elderly residents moving into residential care.

There are currently 10 ASB cases open, where either the complainant or the perpetrator (or both) are a tenant. These can be broken down into categories: 1 garden, 1 dog, 5 noise nuisance and 3 nuisance juveniles. Derby Homes take enforcement action and work in partnership with other agencies like the Police and the Community Safety Partnership to get

these cases resolved.

Estates Pride projects are being prioritised for the area and the main proposals are to replace old wooden fencing with metal bow top fencing around the Sinfin Ave area, resurface drying areas, and provide additional car parking bays for Maple Drive, Shirland Court and Sheldon Court. A quick fix project has already been approved at the Local Housing Board South to have the benches and wall removed from outside the Filbert Walk common room to prevent youths congregating there causing anti-social behaviour. This is one of the 3 nuisance juvenile cases.

Jenny will hold a Derby Homes surgery prior to the future Neighbourhood Forum meetings so she is available to speak to any residents about Housing related issues.

080016. **Schools Report**

None Provided

080017. **Other Reports**

None Provided

080018. **Any Other Business**

**Neighbourhood board Training**

Colin Avison informed Board members that training was being planned for all Board members across the city based on each ward.

The training would take place after the nomination process had been completed. The planned date for Chellaston was Saturday 12<sup>th</sup> July from 9.30 am to 1.30 pm with lunch provided.

All Board members would be personally invited nearer the date.

Board members were asked to note the date, time and venue in their diaries.

**Board members**

**Neighbourhoods Website**

A website to host pages for each neighbourhood in the city was being planned. The web pages would include key information about the neighbourhood and links to other organisations.

**Board members**

Board members were asked to provide any information and links they wanted included to Colin Avison.

**DACP Contract**

Harry Margett informed the meeting that following successful negotiation of a new contract with the Community Safety Partnership, Derby Association of Community Partners would be continuing to provide the service of informing residents about Forum meetings. As part of the contract DACP would be offering the use of their resource centre at St Peters House on Gower Street for community groups across the city.

**Meeting ended 9.00 pm**

080019. **Date, time and venue of next meeting**

**5<sup>th</sup> June 2008 at 6.30 pm in Acorn Close Common Room, Shelton  
Lock**

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Appendix 1

**CHELLASTON AND SHELTON LOCK NEIGHBOURHOOD MEETINGS**

Meeting	Date	Times	Venue	Public Access
<b>Shelton Lock</b>	Tuesday 01/04/2008	6.30 – 8.30	Shelton Junior School, Shelton Lock	Active Involvement
<b>Chellaston Forum</b>	Thursday 24/04/2008	6.30 – 8.30	Chellaston School, Chellaston	Active Involvement
<b>Board***</b>	Thursday 05/06/2008	6.30 – 8.30	Acorn Close, Shelton Lock	Observers only
<b>Shelton Lock***</b>	Tuesday 10/06/2008	6.30 – 8.30	Shelton Junior School, Shelton Lock	Active Involvement
<b>Chellaston</b>	Thursday 19/06/2008	6.30 – 8.30	Chellaston School, Chellaston	Active Involvement
<b>Board</b>	Thursday 10/07/2008	6.30 – 8.30	Filbert Walk Common Room, Chellaston	Observers only
<b>Shelton Lock</b>	Tuesday 07/10/2008	6.30 – 8.30	Shelton Junior School, Shelton Lock	Active Involvement
<b>Chellaston</b>	Thursday 24/10/2008	6.30 – 8.30	Chellaston School, Chellaston	Active Involvement
<b>Board</b>	Thursday 20/11/2008	6.30 – 8.30	Acorn Close, Shelton Lock	Observers only
<b>Shelton Lock</b>	Tuesday 13/01/2009	6.30 – 8.30	Shelton Junior School, Shelton Lock	Active Involvement
<b>Chellaston</b>	Thursday 22/01/2009	6.30 – 8.30	Chellaston School, Chellaston	Active Involvement
<b>Board</b>	Thursday 19/02/2009	6.30 – 8.30	Filbert Walk Common Room, Chellaston	Observers only

\*\*\*Changed from original dates circulated