

## KP Club Community Monitoring Group/Liaison Group

### Minutes of meeting - 6 Feb 2015

<b>Date and time of meeting:</b>	Friday 6 February 2015 at 2.00pm
<b>Venue:</b>	KP Club
<b>Present:</b>	Kim Broadbent ( <b>KB</b> )
	Councillor Andy Burton ( <b>AB</b> )
	Simon Dixon ( <b>SD</b> )
	Maggie Evans ( <b>ME</b> )
	Martin Fawcett ( <b>MF</b> )
	Andy Wainwright ( <b>AW</b> )

#### 1. Communication

- 1.1. Both SD on the one hand and ME, MF and KB (collectively the **Resident Members**) on the other hand acknowledged that the relationships within the group had suffered recently and that both sides would need to make an effort to regain one another's trust. In particular:
- (a) the Resident Members expressed disappointment that the recent planning application had been lodged without the group having received prior notice; and
  - (b) SD expressed disappointment that objections and issues raised at the Planning Committee had not been discussed in the group forum in advance.
- 1.2. Notwithstanding the above, the Resident Members and SD each confirmed their commitment to continued participation in the group and a desire to rebuild relationships. The Resident Members acknowledged that the forum had proved beneficial historically, as SD had previously taken on board and responded to some of the opinions of the Resident Members.
- 1.3. The Resident Members expressed concern about the fact that, initially, planning notices had not been correctly placed and copies of the plans had not been sent to the Parish Council. AW accepted that some mistakes had been made by the Planning Department in this regard. SD said he would ensure that he would provide copies of any future applications to the Resident Members in advance of submission, to help prevent these issues arising again in future.

#### 2. Purpose of the Group

- 2.1. The Resident Members expressed concern about some of the statements made by Pegasus Group in documentation submitted to ERYC in support of the application. These statements had implied that the group had in some way "pre-agreed" the plans. SD apologised for this.
- 2.2. All attendees acknowledged that:
- (a) the purpose of the group is not to approve plans or development proposals;
  - (b) the group has no mandate to make decisions as regards planning development; and
  - (c) participation by the Resident Members in the group does not restrict their ability to object to, or comment on, future planning applications as part of the formal consultation process.
- 2.3. AW confirmed that the group cannot have a role in specifying what planning conditions are imposed by ERYC but can have discussion as to how they are complied with.

#### 3. Format of Group

- 3.1. It was agreed that the current composition of the group is unwieldy as it proves difficult to organise meetings due to the number of participants and competing commitments on their time. It was agreed that for future meetings, "core attendees" who must be available to attend in order for the meetings to go ahead should comprise:
- (a) SD;
  - (b) one or more of the Resident Members;
  - (c) AW; and
  - (d) either AB or Councillor Rudd.

- 3.2. Other persons who previously were involved in the group will still be invited to attend but meetings will go ahead if they are not available.
- 3.3. The Resident Members made the point that it can be difficult for them to attend given work commitments and that, as a general rule, meetings on Fridays would be preferable.

#### **4. Review of current conditions**

- 4.1. Discussion took place as to the extent to which the KP Club has submitted various documents to ERYC in order to discharge certain planning conditions imposed as part of the recent planning permission. AW confirmed that some documents have been received by ERYC but that they had not yet been approved in writing and therefore those conditions had not been discharged. It was acknowledged that the strict wording of the conditions provided that development must not be commenced before these documents had been approved by ERYC in writing. The Resident Members therefore expressed concern that the gym has already been substantially constructed notwithstanding this.

##### **ACTION:**

- **AW to ensure that Martin George attends the next meeting in order to provide an update as to the status of the various planning conditions.**
  - **SD to provide the group with copies of the documents submitted by KP Club to discharge the conditions in advance of the next meeting.**
  - **SD to ensure that Kurt Bousfield (who is dealing with discharge of the conditions for KP Club) attends the next meeting to provide an update.**
- 4.2. SD confirmed that the KP Club will not be changing the current car park arrangements as part of the forthcoming development and that, at present, the main focus is on construction of the gym with the spa following in due course.
- 4.3. The Resident Members queried the new building which has been recently constructed and which appears to be a laundry facility. SD confirmed that planning permission had not been obtained for this building and thought that steel containers had previously been located at that position.

##### **ACTION: AW to further investigate this matter and provide an update at the next meeting.**

#### **5. Woodland Management**

- 5.1. A site visit took place. The Resident Members acknowledged that many new trees have been planted adjacent to the driveway and between the various lodges and confirmed that this was appreciated by residents. SD confirmed that the spa building will not be visible from the road.
- 5.2. The Resident Members expressed concern as regards:
- (a) the condition of the woodland located behind the new gym building (in which the spa will be constructed) and the fact that little woodland management seems to have been undertaken in respect of that area - SD informed the group that implementation of the current woodland management plan would involve cutting down large amounts of trees and replanting, which would give rise to there being significant gaps in the screening afforded until the new trees were established. The Resident Members queried if there are any viable alternatives to this.

##### **ACTION: SD to see whether someone from the Woodland Trust and the Head Greenkeeper can attend the next meeting**

- (b) the visibility of the four new lodges located at the back of the site - SD confirmed that further planting will be undertaken to screen the lodges from the roadway and that he would look into why the lights are on 24/7.

##### **ACTION: SD to arrange additional planting and to consider alternative lighting options for these lodges**

Date of next meeting - Friday 20 March 2015 at 10.00am.