

**STRUTT'S PARK RESIDENTS' ASSOCIATION**  
**Annual General Meeting**  
**held on 17 April 2018 at S. Mary's Parish Centre, Darley Lane**

**Present** were 20 members, including Stuart Bennett, of Nine Investments, and Cllr Jack Stanton.

**1. Welcome**

Joan Dutton was in the chair, and welcomed 20 members of the Association, including Stuart Bennett (of Nine Investments, for item 2) and Cllr Jack Stanton and two local resident visitors.

**2. Kings Crescent Development**

Stuart Bennett explained that, planning permission having been obtained for the building in 2009, he had taken over the work of building the development in 2017, and work is now well underway with construction of the basement car park. An archeological investigation has taken place, indicating that the development is on the site of the former town ditch. The development will include 43 one and two bed flats and two town houses, and will have a Georgian façade with a steel frame behind. There will be 40 parking spaces in the basement car park and two spaces to each house. There is some scope for extra parking spaces at ground level, but there is a balance to be struck between car parking and landscaping. There will be a centralised heating system and a sprinkler system fitted in the flats.

They are using local contractors for as much of the work as possible, and if members of the public have any concerns or queries during construction they should feel free to raise them with people on site.

The steel erection is planned for mid-June 2018, with occupation planned for February – May 2019.

Questions were raised with Stuart Bennett concerning provision for electric vehicles (there will be some charging points in the basement car park) and 'affordable home' provision (none was specified in the planning approval). Having distributed business cards with contact details, Stuart Bennett said that he would welcome ideas and comments from local residents.

Joan Dutton thanked Stuart Bennett for his presentation.

**3. Apologies**

Apologies for absence were received from the following members: Belinda Elliott-Dawes, John Austin, Pat Greator, Derek Limer and Cllrs Martin Repton and Lisa Eldret and Police Sergeant Keith Chambers.

**4. Minutes of the 4 April 2017 AGM**

These minutes, copies of which were generally available at the meeting, were noted and approved.

**5. Matters arising from the Minutes**

None.

**6. Chairman's Report**

Joan Dutton delivered the report, prepared largely by Belinda Elliott-Dawes as follows:

**Introduction**

*Good evening Ladies and Gentlemen, welcome and thank you for attending this AGM of The Strutt's Park Residents Association.*

*We have apologies from our Chair, Belinda Elliott Dawes, who is unable to attend and Cllr Martin Repton. My name is Joan Dutton, and I am a Committee member. Our Secretary is Clive Lemmon and our Treasurer is Matthew Scarborough. The other Committee members are Brenda Watson and John Austin who has recently been co-opted onto the committee, pending election this evening. (Unfortunately John is unable to attend this evening)*

*Robert Knight, who has been a member of the committee for well over ten years, has moved out of the area and has resigned from the Committee. We thank him for all his work over that time.*

**Report**

*The Committee has met five times since the last AGM on April 4<sup>th</sup> 2017.*

Our website has been revamped and updated by Joan Dutton and it is still currently paid for by Peter Yates (a former resident of this area) and who now runs Strutt's Hairdressing Salon in Mackworth Village. Thank you to Peter.

There was a suggestion from Ward councillors that SPRA members might like to participate in litter picking exercises in our area. The first was quite well supported, but the second, in November 2017, was poorly attended. Some observers expressed the opinion that litter picking is something we pay our Council Tax for. There is still ongoing opposition to the Waste Incinerator planned for Alfreton Road. This is not in the SPRA area, but could affect our air quality.

The problem of dustbins being left on the streets all week by some households continues to be a problem and is still being followed up.

Progress is being made with regard to the Margaret Street and Arthur Street sewer odour. Severn Trent are now seeking planning permission to install a new dosing rig at their pumping plant in Darley Abbey and this is expected to provide a long term solution to the odour problem in Strutt's Park.

We closely follow planning applications made to the council for the Strutt's Park area and make note of any objections by other householders, and act accordingly. Unfortunately, breaches of Conservation Area Directions happen all too frequently, which is unfair on householders that adhere to the rules.

Following suggestions by local residents, we recently conducted a survey of an area of Strutt's Park to gauge feeling for Resident Only Parking. Chevin Road and properties backing on to it were chosen for the survey in January, as it has a lot of commuter parking there during the daytime. Plus, it is a compact area which was easier to leaflet drop and collect results. It was NOT an attempt to make Chevin Road an exclusive Resident Only Parking area but were doing this as we were asked by members to do so, which is why we exist.

There was a letter sent to the same residents, opposing the scheme in strong terms. We had no objection to this, as it included some useful comments, besides the criticisms of our action. Unfortunately the author chose to remain anonymous, which didn't help at all. However we continued with the survey and collated the results, culminating in the no further action decision.

There is also an increasing amount of dog fouling on our streets. We are engaged with the Ward councillors seeking ways of reducing the problem. They have organised notices strategically placed to discourage dog fouling.

Parking on pavements is becoming more common as more people park in our area other than resident householders. A recent example was a car parked with three wheels on the pavement on the corner of Chevin Place and Belper Road, outside Andrin House. There was no room between the car and the fence of the property for pedestrians, thus forcing them to walk on the road. Anyone who feels this type of incident should be reported should contact the police on 101 immediately, giving details of offending vehicles.

Eight members of SPRA attended a presentation given by Stuart Bennet of Nine Investments, the developer of Kings Crescent on the corner of Edward St. and Duffield Rd. We are very pleased to have Stuart here this evening for his update on the progress of the site.

Attendance this year at the National Organization of Residents Associations (NORA) by Clive Lemmon, our secretary, was thwarted by the recent Beast from the East weather conditions. In case you are unaware, NORA was founded in 2003 by a group of town centre residents' associations who were concerned about the local threat to their environment and needed advice on Planning, Licensing, Traffic management, Car parking and Community Safety. As a member we can ask for help and receive updates by email. NORA also is consulted by national government on matters relating to local communities, planning, etc, so we have at least some input to those wider issues.

There has been discussion between the committee about having the Strutt's Park district identified with name plates. Strutt's Park on older maps was identified as a district north of the town centre. This is ongoing.

We would also like to thank Richard Butler for his work on the flower bed at Five Lamps.

We would also like to welcome Stuart Bennett and Cllr Jack Stanton

Please feel free to stay on after this formal part of the meeting to enjoy refreshments and to have an opportunity to raise matters of local concern and to talk to Councillors and a representative from the police.

Tonight is your opportunity to join or renew your membership of SPRA at £2 per household per year. All moneys are used solely for paper and printing costs, and occasionally contributions to local projects, such as the welcome boards around Darley Park, and the Defibrillator at the Rowing Club.

Light refreshments are provided by the members of the SPRA committee.

Thank you and Good Evening.

## **7. Treasurer's Report**

Matthew Scarborough presented his report (copies of which were available for scrutiny) which showed that a balance of £346.21 was currently being held by the Association. As the SPRA running costs for 2017/18 were only £90.50 there clearly is some money available to apply to appropriate purposes.

## **8. Election of Committee and Officers**

Nominations, in proper form, had been received for Clive Lemmon as Secretary, Matthew Scarborough as Treasurer and Brenda Watson, Belinda Elliott-Dawes, Joan Dutton and John Austinas committee members, and these were duly elected for the forthcoming year.

## **9. Any other business**

A question was asked about the district name plates mentioned in the Chair's report, and possible locations were discussed.

Cllr Stanton said that he was very happy to talk to people after refreshments. He said that a new city council Enforcement team of six people was now available to pursue matters such as parking on pavements, dog fouling, bins on streets *etc*, and that this team would, hopefully, be increased to 12 in future. The Enforcement Team's philosophy was to issue warnings first, but then to meet non-compliance with penalties.

### ***Refreshments***

The meeting paused for the consumption of refreshments, provided by members of the SPRA committee, before reconvening for:

### ***Informal discussion***

The question of the extended closure periods of Duke Street in connection with the *Our City, Our River* flood defence works was raised. Some of the work was being delayed by the discovering of unexpected services, damaged culverts, *etc*. Cllr Stanton said that he would investigate the possibility of signage further away from the immediate site that would provide motorists with an indication of the closure whilst there was still time to find an alternative route.

There has been repeated parking on double yellow lines in Milford Street. Cllr Stanton said he would get the Enforcement Team to investigate.

The All-user path through Darley Park now has planning approval. There are questions on mixing cyclists with pedestrians, and the success of the path will depend on people using it responsibly.

Cllr Stanton said that the Darley Park Concert will go ahead in 2018. The City council is looking for ways to make it more sustainable in future years.

The need for a consistent approach to conservation area-related matters was stressed. When one resident was allowed to install uPVC windows, whilst another was forced to seek more expensive alternatives, this gives rise to resentment. Cllr Stanton said that he is a member of the Conservation Area Advisory Committee and so is well placed to take up these matters, if they are drawn to his attention.

There was a discussion about crime in the area, noting that items left on view in cars encouraged theft. The possibility of reinvigorating Neighbourhood Watches was mentioned without any definite conclusion being reached. It was mentioned that all crimes should be reported to the Police, using the 101 telephone number, so that they can build up an impression of what is going on. There was a spate of theft of cars parked in Belper Road earlier in 2018. Crook-locks were proving effective once again in deterring this.

It was remarked that there had been several motor accidents at the Five Lamps junction in recent months. It may be that the closure of Duke Street is causing frustrated motorists to make unfamiliar moves in the area of the junction. The phasing of the traffic signals at the junction had been investigated and found not to be the cause of the problem. Cllr Stanton will take the matter up again with the City Council traffic department as there clearly is an issue.

A question was raised about the S. Alkmund's Green. The Strutt's Park Community Group is using it quite regularly as a 'play-out' area. Some money may be available to carry out work on the green to do something different with it, but there is no money available for on-going maintenance costs.

The problem of bins being left out in Arthur Street was mentioned. Warning letters have been sent out, but we are now moving into the phase when the Enforcement Team should be considering imposing £60 fines on persistent offenders.

### **Closure**

Joan Dutton closed the meeting at 9.05 pm.