

# Newcourt Community Association • Annual General Meeting

## Newcourt Community Centre • Tuesday 26 April 2016



### Notes

92 people attended the AGM representing all areas of Newcourt. 27 new voting members, so now have 95 voting members. 31 people offered help. 9 apologies received

#### A. Chairman's report – John Arkell

##### a) What is Newcourt?

- a housing area started 8 years ago with at least four developers currently working on it: Persimmon/Charles Church; Barratt/David Wilson Homes; Heritage; Bloor.
- a growing community of people – now occupying 1300 homes – to reach 3000

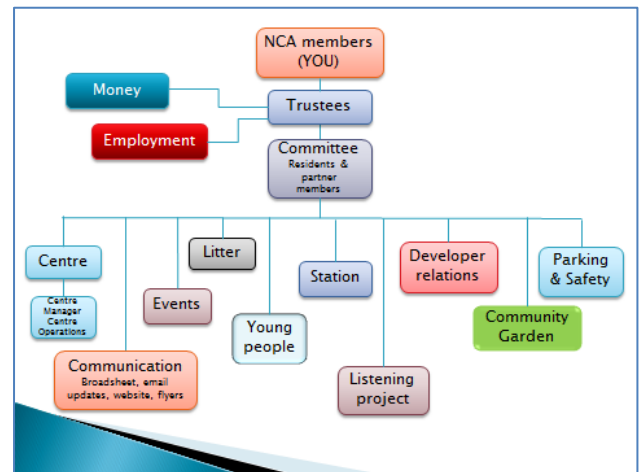
##### b) What makes a community go round?

The care we have for each other:

- Helping one another in the community in unseen ways – lots of examples: from fixing someone's washing machine to making a cake for neighbour; to giving a pint of milk.
- Doing things in the community: residents picking up litter that others have dropped; planting flowers on waste ground; putting on social events – picnic on the green, halloween party, Christmas party, bingo, Easter egg hunt, carol singing to raise money for MS Centre, Kid's Bake, community facebook page; residents' email, producing and delivering Newcourt News; Centre repairs/cleaning/grass-cutting/ nightly lock-up, procuring funding from Tesco for Community Garden; setting up Community Arts Project; working with neighbourhood groups to chase developers, organise press shoots; liaising with Councillors...

##### c) What is the NCA? (see diagram)

Residents who have said 'let's work together to support what's going on round here'. Together to maximise the benefits. Started 4 years' ago, with the help of the Council. Then became a charity in taking responsibility for the Community Centre. Everything NCA does is the responsibility of its members – you!



d) Where does the money come from? Councils; some fund-raising; DCC, ECC, DCH, GWR, Tesco, Centre room hire.

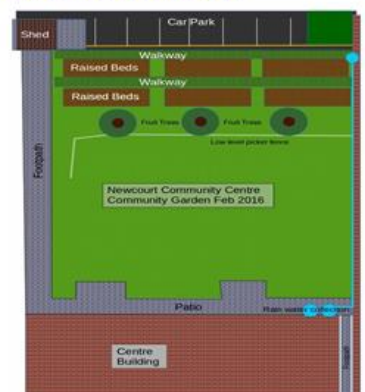
##### e) Looking ahead

- Trinity Primary School opening September 2017
- Adoption and yellow lines
- Monitor planning and representation to Councils
- A shop? A Multi-Use-Games-Area?
- Help to connect up different areas of the development

#### B. Community Centre Manager – Hayley Toy

- Centre website up and running / 2 part-time administrators / Business growing / New higher tech booking system / Successful community events (1<sup>st</sup> birthday; Halloween; Christmas & Easter) / health visitors once/week
- Helped and supported by: Trustees & NCA committee; residents running events; other organisations – eg ECI
- Have strong base of regular classes, service providers, business hirers
- **Future:** planning stakeholder engagement surveys / Big Lunch 21<sup>st</sup> May / job club starting in June / community garden begun (see diagram) / Recruit caretaker and cleaner / Working towards strategic plan for next 2 years. / Better advertising to engage with local people / Volunteers to run clubs.

#### Current Plan



#### C. Simon Niles - Schools Planning and Admissions Manager, Devon County Council

3 parties involved in hold-up over access to land in order to build new primary school.

Darts, Persimmon, strip of land owned by 3<sup>rd</sup> party – Holaw (not local). Decision on whether the landowner will allow access to the school site to be made on 27<sup>th</sup> April. That meeting will facilitate signing of other documents.

The revised planning permission has removed a lot of the problem between the two sides – away from interfering with other planning development. If agreement reached then New Primary School will be delivered in good time.

"I am very hopeful that we have got agreement. If we don't get agreement, DCC will take out Compulsory Purchase Order. There is money in the bag for that. But CPO route will not be quick. Could banjax plans again."

**DCC's long term strategy for education here:** 2 schools are planned for Newcourt. The priority is the 420 place school. Newcourt needs two schools. Won't open two schools at the same time. Get first one open and sustainable. Land

next to Community Centre is currently allocated for school. It is undersized. We are not having conversations about that school site. The agreement – the local authority gets offered the land by developer, authority has 6 years to decide. Land has not yet been offered.

#### **D. Persimmon – Steve Taylor (Director of Development) and Tim Biddle (Planner)**

*ST: 'Apologies for consultation a few weeks ago, lack of info, and time. Have had meeting with Cllr Rob Newby. Want to meet a group of residents. Then take it to a proper consultation – give notice before proposal.'*

##### **Summary of main comments and questions:**

'Land by Community Centre is allocated as a school site. Why wasn't it offered first?'

*ST: Offer has to be made. Houses – application goes through due process.*

'Industrial units? And houses on the corner – commercial, retail - Why don't the council make a CPO – on any of this land? There are other concerns – green space, Multi-Use-Games-Area.'

Rob Newby '106 says MUGA 1.25km from here – that would be in the Barratt's site'

'Persimmon get more money for houses. Persimmon had to pay for re-siting of golf fairways – this is why they want

'Planning has been going for many years – were conditions never put into the permissions?'

'What happened to the shops?'

*ST: Shop – wouldn't build shop on spec without interest.*

'But there's no shop for them to move into. Shops in Cranbrook were put up empty. How does this not work here?'

'106 holds Council and Developer responsible. Both parties have defaulted.'

'Council should follow it up. Developer has a legal obligation to fulfil it.'

'Parking already abysmal. More housing will increase parking problems.'

*ST: 'I've seen it. Part of the proposal would be additional parking - 2 car parking spaces, and green space.'*

Steve Taylor promised to carry out a proper review with the right people. Then have a full consultation for everyone. He said, 'Great Woodcote Park large houses aren't selling. If there is interest in the large detached houses, I will build those.'

ACTION – Chairman to initiate formation of small working group.

#### **E. Sue Bulled (ECI the Listening Project)**

Encouraged all residents to talk to our neighbours. 'Give your neighbours the time to ask them what they love where they live. How they would like to help. How to harness that passion? Listen to them. We don't want the top notch people, but local people. Remember, **experts built Titanic, but Noah built the ark.**'

#### **F. Cllr Andrew Leadbetter**

Not to compare Newcourt with Cranbrook. They had forward money, that's why they have lots of stuff.

We are within months of adoption now for roads round Centre. Defects are being sorted. Forming team for yellow lining for Omaha, Batavia. Persimmon would pay for yellow lining. Team and proposals sorted. We are looking at 5 years before Greenacres is adopted.

#### **G. Treasurer's report – Paulene Godfrey**

Financial report has been approved by Trustees. Acknowledged thanks to Clive Martin (previous treasurer) who had set up NCA and then CIO. Thank you Ken Cretney for getting everything onto the computer. [See report on [www.newcourtca.org.uk](http://www.newcourtca.org.uk) NCA 2015 Accounts (PDF)]

#### **H. Trustees**

Trustees are responsible for running the charity NCA CIO and they work as a group. Responsible for managing staff and volunteers; money; for what the charity does; using their skills to help the CIO; keeping up to date with charity laws and rules. Thanks given to Jonathan Smith & Trevor Parker for their service as Trustees, who are standing down.

The following were voted in as Trustees with no abstentions and no 'nos':

	<b>Lee Bryant</b>	<b>Anita Clover</b>	<b>Judy Cretney</b>	<b>Gemma Hallett</b>	<b>Anthony Keller</b>
<i>Proposed by:</i>	Ken Cretney	Margaret Baldwin	Anthony Keller	John Arkell	Kate Arkell
<i>Seconded by:</i>	Jonathan Smith	Paul Brady	Ken Cretney	Jonathan Smith	Kathryn Newbery

Other Trustees: **John Arkell, Cllr Margaret Baldwin, Ken Cretney, Kathryn Newbery, Paul Brady.**

#### **I: Questions/Comments:**

- Why is it possible that the council have allowed such large developments in this area without fore-thought for **internet access**? *Should be there before – I apologise on behalf of the council I don't lead. Cllr Newby*
- Adoption – what happens about the **pavements**? *They are adopted as well. Cllr Leadbetter*
- Entrance to car parking area in River Plate Road - broken again. Needs to be done seriously and properly
- Issues round **rugby match parking**. Road to Topsham unsafe and damaging. No one is enforcing the car parking restrictions – dozens of cars on Clyst Road. *County Council issue. Can be ticketed. No parking zone can be extended. ACTION: Cllr Leadbetter to check if the Traffic Warden is coming round Clyst Road. And can this happen at same time as yellow lines? Yellow lining will take our input.*
- **Parking for railway** – quite a lot of people parking on the road near station, spending a weekend away - who don't live on the development.
- Suggest include resident from next adoption phase someone sitting in on the team for current adoption.
- **New trees** are all dead. They weren't watered! *Andrew Leadbetter is looking into it with Persimmon.*