



SOUTH RIDGWAY RESIDENTS ASSOCIATION

Dear Neighbours

Welcome to our latest newsletter.

I am coming to the end of my first year as Chairman, which has been interesting. There are several major issues in our area at the moment not least on the planning front, and I feel the association is managing to be suitably involved in these either from direct engagement or in an advisory capacity. We exist to protect and, where possible, to enhance the quality of life in our neighbourhood, also to try and keep our members informed of what is going on in the area. This should be two way traffic and please do not hesitate to contact me on any matter you think is of significance.

I would like to take this opportunity to thank the road reps for all their efforts. They are in many ways what makes the Association function.

I would also like to thank the committee for all their hard work and for keeping me on the straight and narrow!

With best wishes

Bill Petch
Chairman
October 2014
Membership - Vivien Mackay
Secretary - Susie Mortimore
Treasurer - David Brown
Website - Graham Bucknall
Planning - Bill Petch

PLANNING ISSUES

THE DOWNS

In March we launched a major campaign objecting to an application to build a penthouse on the roof of Upton Court – which would unattractively extend the height of that block way above its neighbours. Many thanks to the numerous members who sent in their objections as a result. As yet, the application hasn't been determined. Apparently this is because the applicants have not yet submitted

a financial viability statement in support of their obligation to contribute to affordable housing in the Borough, should their application be approved. We are assured, however, that IF the statement is received, and IF officers are minded to recommend approval, they will have to put the application before the Planning Applications Committee, rather than make the decision themselves, because of the number of objections received. Watch this space...

CRESCEENT HOUSE 113-115 WORPLE ROAD

There is yet another planning application in the pipeline to build another floor on top of this block. The Association objected on aesthetic grounds. I also feel that this, along with the Upton Court development, could be the “thin end of the wedge” with regard to over extending blocks of flats. There is as yet no date set for the planning meeting involving this application.

GARAGES TO THE REAR OF ASTON COURT 14, LANSDOWNE ROAD

This ongoing saga has, I hope, been finally resolved. The Association along with a hardworking group of local residents has, down the years, opposed a series of proposed developments to build a house behind Aston Court. I thought we had a minor victory when after approval by the planning officer the planning committee refused permission. However the applicant appealed to the Secretary of State and much to the delight of those concerned, the appeal was denied. We will continue to monitor this site.

ROSEMARY LODGE, THE DRIVE

This site has now been sold with accompanying planning permission for several dwellings. The proposed development will almost certainly be an improvement on what is there at the moment. We will however do our utmost to make sure the plans are adhered to. One of our members, Tom Coleman, who lives nearby, is keeping a keen eye on matters and has already alerted the authorities to the threat to a significant tree on the site.

TRAFFIC, PARKING & THE STREET SCENE

There is as yet no news from the, I suspect, rather expensive consultation for the unnecessary traffic calming measures on the Ridgway

The proposed new controlled parking Zone to the West of our area which incorporates Pepys, Hunter, Devas and Conway Roads, appears to be near finalisation. I am led to believe it will be announced in October. As far as I can gather the zone will be for a one hour parking restriction in the middle of the day. There are several members in the current all day zones who are keen to switch to the one hour option, as there are several in the proposed new zone who would prefer all day restrictions. This would seem to be the perfect opportunity to compare the two schemes.

I have been very impressed with the new street lights in Arterberry Road and am keen for these to be installed in Montana Road where we peer out into the Stygian gloom at night time. We have had three cars stolen and two burglaries in the last year, all of which I fear were aided by lack of decent street lighting. I am trying to find out if there is a timetable for updating the lights but if anyone has views on this, either for or against, please let me know.

Members in The Downs may also have been alarmed during the summer to see a notice outside 1 St Anne's Mews, announcing the intention to pollard eight trees. These would have included the majestic Lime and Plane trees in the garden of No 1, and also the equally tall and beautiful trees inside the electricity sub-station just below that development. Pollarding these treasured trees – in a conservation area – would have been tragic. On enquiry to the Tree Officer, however, it transpired that discussions had already taken place resulting in a much more acceptable outcome: the Lime and Plane trees were to have only their lower branches removed, with no reduction to their beautiful crowns. This has now been done, to the benefit of pedestrians using the pavement below. And just a 30% reduction to the volume of the crowns of the trees to the south was agreed – again, a much more acceptable proposal than pollarding. This latter work remains to be done,

presumably by, or with the approval of, the electricity sub-station. Overall, this was a good example of the Council's tree officers acting effectively to prevent inappropriate tree work in our conservation area.

One other pat on the back for the Council. There was a large pile of builders' rubble dumped in Montana Road a couple of weeks ago. I phoned the emergency line (it was after 6.00pm and I believe this service is 24 hour) to report the problem and they were quick and efficient and the rubble was cleared before 10.00am the next day.

MEMBERS' NEWS

We warmly welcome new members and I would encourage you to refer anyone you know who is keen to join to your road rep. A list of road reps with their contact details is now on the website: srra.co.uk/contacts

DRINKS AT THE SWAN

As a result of the success of last year's event we would like to ask all our road reps and members to join us for a drink in the Swan on **Thursday 13th November** at 7.30 pm. Do try and come if you can - it is a great opportunity to meet your neighbours.

THE ANNUAL GENERAL MEETING

Our AGM will be held at 7.30pm on **Wednesday 18th March 2015** in Christ Church Hall --Please put this date in your diary. This will be the popular format where we will have your local councillors in attendance to answer questions, and since it is Election year we hope Stephen Hammond MP will be able to attend to tell us what is going on. Afterwards there will be the usual glass of wine and chair stacking competition

THE WEBSITE

I would encourage everybody to use the website www.srra.co.uk. Please think of it as an electronic notice board. If you have any tradesman you would recommend or any item you would like to buy or sell or any local event you would like to promote, please let us know and it can be posted for all to see. Graham is posting information about numerous events on the site and there are many links to other local websites readily available.