

# *THE MOORPOOL DUCK*

Residents' Newsletter

Issue No. 35

September 2008

**MOORPOOL RESIDENTS ASSOCIATION**

## **ANNUAL GENERAL MEETING**

**MONDAY 13th October 2008**

in the

**MOORPOOL HALL THE CIRCLE**

**7.15 pm for 7.30 pm**

### **WHAT IS HAPPENING ON THE ESTATE?**

Life on our estate has changed over the years and is possibly on the brink of further change. The AGM is a chance for you to hear what is happening, what is being planned and what may be planned. This is your opportunity to express your views and ideas as to the way the estate should progress. The Residents' Committee represents all residents - freeholders, leaseholders and tenants - and it invites your attendance to elect a committee for 2008-9 .

**PLEASE ATTEND THE MEETING AS WE NEED TO HAVE YOUR SUPPORT TO KEEP THE INTERESTS OF ALL RESIDENTS IN THE FOREFRONT OF THE MANY DECISIONS BEING MADE AT THE MOMENT**

All Residents welcome

# LETTER FROM THE CHAIR.

Dear Residents

12 months has nearly gone by since I took leave of my senses and stood as your Chair. I certainly feel as if I jumped in the deep end, discovering that there is much that goes on behind the scenes to keep your Association working.

As I write this, there is no decision on the Grainger Planning Application(s) and we have continued to comment and make points to BCC that we feel are important in any decision. The application is taking an unprecedented length of time to be decided, which I suspect reflects on the close examination the Council are giving to it, the quality of the objections and the current economic situation which is not conducive to building.

Meanwhile, whilst we are waiting for the plans to be decided, the Estate continues to deteriorate. It is my view that we cannot sit still. We need to start looking at ways to not only preserve the community facilities on the Estate, but to ensure they remain fully fit for purpose in the future. After 100 years, more than a little 'patching' is required.

To this end I have started a dialogue with BCC to generate ideas and I have also had a meeting with Phil Nelson of Grainger, to be followed by another in October, to look at possible ways forward.

I very much hope you will come along to your AGM on October 13th at the Moorpool Hall to hear what is going on, ask questions and make clear your views.

And finally....We need your help. We need you to join our committee or be helpers and contribute in whatever way you feel you can to Moorpool's future.

Rob Sutton.

Chair: Moorpool Residents Association.

## MOORPOOL REGENERATION GROUP

It's been over a year since the Moorpool Regeneration Group was formed, although it

seems considerably longer. As the Group will need to be ratified at the forthcoming AGM, it seems an appropriate time to reflect on what it has achieved.

Our initial action was to carry out a survey of residents, which made it clear that the majority were less than happy with the way Grainger managed the estate (or didn't) and their proposed development plans. We also established a web site ([www.moorpool.org.uk](http://www.moorpool.org.uk)), which has grown as a vehicle for communication and a focus of our work.

Grainger's plans were vague a year ago, and we knew that there was a very limited time-scale to respond once they were finalised and submitted. In anticipation, we formed focus groups to examine all aspects of any development generically and the impact they would have on our community. These covered a character appraisal (something which the Council have failed to deliver despite the 4(2) directive), ecology, environment, allotments, parking, flood risk, open spaces, other stakeholders in the estate, and, of course, familiarising ourselves with the legal aspects of the planning process.

When Grainger finalised their proposals and formally submitted them in February, these reports were fine-tuned to the application and formed supporting documentation to the formal objection letter submitted on behalf of all residents. This objection accompanied those from the Allotment Association and Residents' Association, and was supported by many hundreds of letter from residents, outside organisations, our MP and local councillors (well, most of them anyway). This objection (running to 126 pages) is available on our web site for those that have not yet seen it.

The original members of the MRG have not all been able to stay the distance, but others have stepped in and made invaluable contributions over the year cumulating in a formidable and credible formal objection and I would like to take this opportunity of thanking everyone for these efforts, and all the others who have helped us over the year.

So, where do we stand now? At the time of writing, the application is still under consideration by the Council (which in itself is some small measure of the work done) and it is to be hoped that the Council will properly reject these proposals. If Grainger should then choose to make a future submission, perhaps they will now listen to what the residents want for the future of their community.

Andrew Hackett  
Chairman, Moorpool Regeneration Group

#### **4(2) DIRECTION and MOORPOOL**

One of the key points of a Conservation Area is to “preserve and enhance the character or appearance” of the buildings and environments which lie within its boundaries. In the current absence so far of a proper Character Appraisal to support the 4(2) Direction for Moorpool, we have worked hard to try and ensure that planning matters are considered in a fair manner to all residents and that they are consistent with residents’ many reasons for objecting to the Grainger plans.

There is still disappointment in the way the 4(2) Direction has worked, seemingly allowing completely inappropriate alterations to properties at times, whilst causing difficulty and uncertainty to those wishing to carry out general maintenance. We will be pressing BCC to reduce this bureaucracy to the minimum. We have recently been informed the production of a Character Appraisal has been given “top priority” and we hope BCC will take advantage of the expertise available on the Estate in its production.

Jan Sutton. (MRA)

#### **2008-2009 COMMITTEE**

As Rob Sutton noted in his letter the MRA would love to have more and new committee members. Lesley Pearson, who joined the committee last year, has a few thoughts on this.

‘Shall I? Shall I volunteer to be on the Moorpool Residents Committee...? Or shall I perhaps wait and volunteer next year?’ I’d been thinking of offering to join the committee for a year or two, having moved onto the Moorpool estate in 2002 but somehow . . . .

. . . I was busy working all hours, also renovating our home, then I simply wanted to enjoy some rest but all through this time I also wanted to be more involved and know more about the wonderful community I was now living within. I wondered how to get more involved, ‘shall I join the theatre group? skittles? tennis?’. I felt I really wanted to be involved at the heart of things, know what was going on around me and get to know like-minded people who cared very much about the estate. But I was worried about being on the committee. ‘What on earth could I contribute, as a health professional, towards the discussions around the table?’ However, I volunteered and was elected onto the committee.

I turned up for my first meeting with some trepidation. I didn’t know anyone on the committee, or very many people on the estate, having worked full time for the past few years. We introduced ourselves and I learnt that I was the newest resident by far . . . other committee members having lived on the estate between 5 and 60 years. I felt a bit intimidated as to what I could offer, being so new. But then I began to see. A committee is made up of all kinds of people; representatives from different age groups, different backgrounds, different cultures, etc. That’s what makes a good committee, the diversity of the people and their views. And so I settled into my position on the committee as a new and younger resident but nonetheless an equally valued member of the team, sometimes with a different way of looking at things.

The other members of the committee are all very friendly, and a mine of information about the history and current happenings around the estate. My year on the committee

has flown by and I have learnt a lot about the place I live in and the people whom share this oasis, called Moorpool.

Despite still working all hours I have managed to attend most meetings and have never felt under pressure to do more than I have time for in order to show my commitment. For my part, my main role has been to share a passion with others about how best to maintain the integrity and beauty of the Moorpool estate. And that's why we need you. To bring your different perspectives, to bring your ideas, to bring a different face to the table. That's what makes a good committee, diversity. Be brave, don't just wait for someone else to do it, please put yourself forward at the next AGM and help make that difference to the Moorpool estate.

### CRIME SURVEY REPORT

During the year we have continued to collect data on any incidents that happen on the Estate - including Suspicious Behaviour around Property, Vandalism, Theft, and Anti-social Behaviour. Last year we completed a survey with a number of residents acting as 'watchers' and reporting anything of note. This year we have been less formal and have encouraged residents to be vigilant and report anything they feel concerned about, these are then logged so that we have a better idea of what is happening on the Estate and what concerns the residents. To date there seems to have been a reduction in 'activity' or is less being reported? Since Jan '08 the following incidents have been noted –

Suspicious Behaviour:	2
Vandalism :	1
Theft :	7
Anti-social Behaviour:	16

For those who might be concerned about the reasons for keeping notes of incidents, please let me reassure you, that this is done

purely in an attempt to conserve our lovely area – if we know what is happening and where then we can all help to raise awareness and protect everyone's peace. For instance, last year most anti-social behaviour incidents (reported to me) were around the Circle, this year it seems to have moved to Ravenhurst Rd area. Anyone wishing to have anything noted can do so by leaving a note of the date, time, location and activity in the MRA post box at the Circle Stores or by email <moorpoolcrime@hotmail.com>

Tina Hackett (MRA Vice Chair)

### MOORPOOL NEWS and WINE

Keep supporting the shop - it is such a valuable asset for us all. Raj has a very wide range of goods and still has an offer of 3 bottles of wine for £10 as well as other bargains. Small shops are under a great deal of pressure let's make sure we keep ours by using it.

### ALLOTMENT ASSOCIATION AGM

Thursday 6<sup>th</sup> November, The Lower Hall 7.30pm.

### NEXT COFFEE MORNING

Saturday 27<sup>th</sup> September 10.30am Lower Hall. Don't miss this chance for tea, coffee and cakes and a good chat with delightful company.

### FINAL QUACK

I'd like to echo Lesley Pearson's words and encourage more Residents to step forward and join in the work of looking after our estate. It is not too onerous and is well worth the effort. Do please either put yourself forward as a committee member or even as a helper. All are more than welcome. **Don't forget the AGM!** (Editor)

**Plus finally:-**

### A QUESTION (from the MRA Chair)

What has Dr Jekyll to do with the Moorpool Estate? Come to the AGM for the answer!