

**Notes from Quarterly Meeting with Consortium,
NCC local Councillors, GPNA and GRA.**

Tuesday 09/07/2019. 19:00 GPCC.

Present:

Anita Lower, Cathy Priestley (GPNA), Steven Meldrum (GPNA), Sue Wannop (Com Off), Olly Thompson (Consortium), Alistair Rigby (NCC), Karen O'Farrell (GRA), Martin Fletcher (GRA), Aiden King (NCC), Graeme Grant (NCC).

Action Log:

Roads – general condition – OT advised that they action issues as they are raised such as pothole repairs etc. but will only do safety risks until the snagging for adoption is done.

Adoption of MWW – still not completed. Highways meeting today – no outcome as yet. Snagging has been completed.

Greenside – OT advised that all works have been completed, ? roads and lighting to be signed off soon.

Play areas – Lamley Way play area is almost complete. Heras fencing to come down then the fence alongside the ditch can be installed. SM asked why wait until Heras fencing down – surely better to put ditch fence up before Heras taken down. OT advised that the Heras would be in the way. SM queried how the park could be open before the small fence was installed as doing this leaves the consortium liable – OT disagreed with this. OT advised that the park **WILL** be open at end of w/e 15/07/2019. Also ROSPA are to visit ? At end of August 2019.

School parking and roads – x1 car has been damaged on Prendwick Ave by a grandparent collecting a child from school, the car took approx 3 days for repairs to be completed. CP informed the meeting of the road safety risks on Prendwick Avenue due to parking obstructing visibility and rat running at inappropriate speeds for a home zone. She again requested some signs to encourage parents to keep out of the home zones.

Speeding remains an issue on Roseden Way – most recent police action saw only 2 cars speeding. Are they measuring speed in the right place??

NCC will not support residents only parking in EMV because it is not all day commuter parking.

School will not operate a walking school bus from the P&R. OT will arrange a meeting with the school to promote the new walking route from the P&R.

Rugby ground parking on Greenside – no real consensus for a residents zone when rugby matches are taking place.

Driver feedback signs seem to be having the desired effect. SM raised the possibility of another being installed on Roseden Way/Wagonway.

Esh Plaza parking – new car park is being constructed, this was started without the consortium being advised of this. No date when this will be completed.

Broadband update – update is on the consortium website.

GRA / GPNA concerns:

GRA raised the landscaping and cycle routes for discussion. Issues still with the bund on Greenside not being as per plans.

Cycle routes – not yet signposted – asking that they are signposted. Also the quality of the surface of some cycle routes is pretty poor. Asking that this be looked at.

Moneys are there as a result of the Q3 bus route not going to Greenside, ? What it is to be used for. Road improvement works are being carried out on Kingston Park Road.

GPNA raised the new lighting on the new paths around Great Park and when these will 'go live'. The lighting columns are in place but no light heads. Not all of them have power to them but there is ducting to be put in place to facilitate this. After that SSE will have to 'switch on' the power.

SM asked when this will be – OT advised he hopes it will all be done by end of September 2019.

GPNA raised the issue of the service charge bills. Asked why they are not all sent out at the same time each year, surely April would be an ideal month for this to happen. OT agreed that April makes sense, this should be in place for 2020. This years bills are coming out w/c 15/07/2019.

Landscaping review:

Alistair Rigby advised that the issue of the long awaited allotments was moving forward. A site on Greenside has been identified. This will have 22 allotment plots, parking for 5 cars and space for a delivery vehicle. Each allotment will be supplied with a greenhouse and a shed. How they will be distributed to residents of GP is still to be decided. In order to obtain an allotment you have to be a resident of GP. These will be ready for use in approx 2 years as they sit close to the roundabout on the spine road (roundabout junction with Kingston Park Road).

No site has been identified as yet for GP around the town centre, OT also advised that Cell A will have an allotment site as part of the construction.

A landscaping review was undertaken in 2017 and the findings given to NCC and the Consortium. These are now being worked through. CP advised Alistair (since he is newly in post) that the landscape review is the only means of oversight to ensure the residents only pay for properly prepared landscape in accordance with the 106 agreement. She asked if the document was public and was informed there was only one copy!

Alistair has created his own spreadsheet listing each of the snags. It appears that there is a significant amount of work to be completed by the consortium with regard to the snagging issues.

AL wondered if a walk-about the estate would be beneficial to see what the issues are. OT advised he is happy to do a walk-about to look at what the problem are.

SM asked if all the landscaping in cell F was now the responsibility of the consortium – namely the green on Elemore Close and the grass verges on Leasingthorne. OT was unable to answer this. SM advised that we have been waiting for several years for this to be taken in-house to be managed by the consortium. CP asked OT if he could provide an account of the process for handover.

Update on Town Centre:

OT advised the following;

x3 retailers have agreed terms and conditions with the consortium. Solicitors are drawing

up the paperwork and the leases due to be signed w/c 06/09/2019. This is later than had been planned. All 3 are independent retailers but OT was not prepared to say what type of retailers they are.

Terms have been agreed with a national supermarket – again OT not prepared to state who.

Planning updates:

Separate sheet provided at the meeting.

School transport:

Q3 bus gets extremely busy in the mornings, usually full before it reaches Brunton Lane. The notion of a school bus has been mentioned in the past but other bus operators have stated that they are not permitted onto the estate – Q3 operator does not want passengers to be poached. However service is hugely oversubscribed, so there is a need for a school bus. OT agreed to take this up and include the transport consultant.

SAGE leaving Great Park:

All aware that SAGE is relocating their office to North Tyneside Cobalt Business Park. Will take approx 2 years to complete. No clear info as to why they have chosen to move, it has however been suggested that the current building is becoming too expensive to maintain, that North Tyneside offered them a cheaper alternative and that the building they are moving to was set up for an IT business so will be ideal for SAGE's needs.

SM had raised the following question : Will residents service charge increase substantially when SAGE leave the Great Park? OT advised that this will not be the case. SAGE purchased the freehold for the land they are currently based on in 2002. As long as they own the land they are responsible for paying the service charge. If they sell the land the new land owner will become responsible for paying the service charge for that land. OT advised that the consortium are due to meet with SAGE officials in 2 days to discuss their plans for the land and building.

AOB:

SM asked OT if the monthly updates were to continue. OT is aware that it is 6 weeks since the last update however did feel that if there was no news it would be best to update when there was something to say. It was suggested that the major updates occur at this meeting with updates via the consortium web site and pushed out to RAs in between when there was something to share. SM advised that residents had asked for monthly updates to continue.