

**Minutes**  
**CALA Homes/ KBRA Meeting**  
**Tuesday 7<sup>th</sup> March 2023 (MS Teams Meeting)**

**Attendees:**   **KBRA:**   **Nigel Palmer (NP) , Antonio De Stefano (AdS), Paul Carter (PC)**  
                  **CALA:**   **Viv Hill (VH), Ian Curry (IC), Paul Farrell (PF)**  
                  **WCC:**   **Awaiting appointment of new Development and Community Officer**

**Referenced:**  **CALA:**   **Adrian Lee (AL)**  
                                  **Rachel Slater (RS)**

**Apologies:**   **KBRA:**   **Mike Slinn (MS)**

**1. Street Furniture**

**1A Street Furniture**

**CALA:**

- All the outstanding street furniture is ready to be called-off as required (i.e. 1no. bin, 3no. cycle stands and 3no. benches). The play area needs to be completed first before these are installed
- Additional Dog Waste bin to be installed on the pathway to the nature reserve.
- Collection of waste from the steel bins to be undertaken by Rentokil who will be collecting from Wednesday January 19th 2023. HWPC will be responsible for these waste collections once the various parcels of land including the Swales transfer to them in Spring '23.
- An additional park bench was noted in the Swale area in 1A – Ian confirmed that this as a memorial to a CALA employee

**Action:** NP (KBRA) to advise to residents of the donation in the Spring Newsletter.

**Action:** NP (KBRA) to advise to HWPC of the 'gift' of the bench for inclusion in maintenance schedule for the handed over spaces

**Parish Noticeboard**

MS (KBRA) Advised that the location had been agreed subject to Adrian (CALA) confirming land ownership. Planning regulations confirmed by Naomi (none required).

**Action:** NP (KBRA) to confirm location of the noticeboard with Adrian

**2. Sewerage Smells**

**Sewerage smells in 1B**

**CALA:**

- Steven Morano from Southern Water have provided an update to CALA.
- He confirmed that there had been an odour logger in the sewer outside 3 Winchester Ave, for the past month which was removed on Monday. The levels are still showing high H<sub>2</sub>S reading (35ppm peak), however the bio-block in the pumping station wet well was refreshed this week on Tuesday 28th, The logger will be reinstalled on Monday 6<sup>th</sup> March and be monitored for another month. If levels are not seen to be reducing then alternative treatment measures will be sought by Southern Water.
- ‘Watching brief’ to be maintained on this until end of the summer

### 3. Flooding

#### Winchester Avenue Flooding in 1A

##### **CALA:**

- Concrete ‘Grips’ now to be installed as per HCC Highway requirements
- As previously stated, the SW system was CCTV’d and found to be all okay
- Southern Water will be taking responsibility for these swales and associated drainage in Spring this year, following their final pre-adoption inspection.
- In the unlikely event that there are any future emergency drainage problems then CALA asked that Southern Water be contacted as they will have responsibility for these SW drains.

**Action:** NP (KBRA) to remind residents of Southern Water contact details in the Spring Newsletter.

### 4. Play Parks

#### Play Park in 1B

NA (WCC) commented that the play area is due to handover to HWPC in Spring, however the commuted sums are still to be agreed

NP (KBRA) commented that HWPC is taking up discussion on the condition of the play equipment prior to handover.

#### Play Park in 1A

IC (CALA) advised that all equipment for the approved plan has now been procured ready to be ‘called-off’ for installation.

There was a general discussion over the size, location and density of equipment due to be installed in the Play park.

IC (CALA) presented the latest plan, which included a ‘levels’ cross-section, showing the position of all of the play items and advised that several of the items had been relocated ‘down the hill’ to make them less obtrusive.

KIG (Public) commented that many of the residents along Granadiers Road were concerned over the loss of view, but that the reduction back to the original planned area was positive. However, the density of equipment (no. of items in a small area) and the height of several items of equipment is still a cause for concern for a few residents adjoining the site.

NA (WCC) confirmed that there are no planning requirements to maintain residents sight lines given the future development already approved.

EB (KBRA) pointed out that even siting the taller items down the hill there were still concerns over the privacy of residents given the possibility of overlooking.

IC (CALA) suggested that additional trees could be planted to supplement those already

planned to provide more screening, but accepted that these would take some years to fully mature. He confirmed that the height of the terrain and positioning of the trees would be per the plans, as the contractors would need to adhere to these. CALA would oversee this.

**KIG** (Public) made the request of CALA to relocate the two tallest items of equipment to another play area - perhaps they could be used in 1B?

**NP** (KBRA) advised that this issue had been discussed in the recent HWPCG meeting and the general consensus reached was that relocating some equipment from the 1A to 1B play park would also address feedback from 1B residents on the lack of play equipment for older children in that area. KBRA would formally request that the option be reviewed by CALA.

**KIG** (Public) highlighted the poor maintenance of already-planted trees and asked that the trees were better maintained to help maturity. She requested that the updated cross section is to include the size of trees, which will be planted. She also raised the overall lack of landscaping maintenance. Also, due to the high footfall along Granadiers Rd and where the park entrance will be (corner of Centinal Rd), she requested 10mph signs be placed.

**NP** (KBRA) confirmed that following information provided by WCC's Landscaping, Natural Environment & Recreation Team regarding the play park and reviewing the revised plan and levels - KBRA have no objection to the latest scheme.

**IC** (CALA) confirmed that the play area plan, together with additional trees has now been submitted to WCC (as an NMA) for their formal approval, following which the play area will be implemented. It is hoped this play area would be available for use by residents by late Summer.

## 5. MUGA

### MUGA Status

Residents have previously queries the overall strategy for providing play areas be provided as there is a view that there is a need for an infant's play park, a juniors play park and an area for older children to kick a football around.

**VH** (CALA) advised that whilst CALA were always keen to meet residents requests where possible, there was no practical site that could safely be provided for an informal 'kick-around' in the interim before the MUGA is available.

**NP** (KBRA) Noted that some open spaces are being used as informal play areas such as the Swale in 1A and Play park in 1B and with the imminent Play area in 1A this would provide options for residents.

**NP** (KBRA) Offered support for communication on the plans for the MUGA when ready for publication / consultation, expected in the summer.

## 6. Neighbourhood Centre

### Consultation Process

**NP** (KBRA) Queried how the feedback from both consultations had been incorporated into plans by CALA and **VH** (CALA) confirmed that more information would be provided at the upcoming KB Forum

**Action:** **VH** (CALA) to provide update on how feedback received has been applied to the masterplan.

## 7. Footpaths

**AdS** (KBRA) confirmed that the linking path between 1A and 1B had been 'dressed' and was

much improved.

**IC** (CALA) confirmed that this path is temporary and is likely to change once development of further phases starts.

**ALL** agreed that a watching brief would be kept on conditions of footpaths generally.

**NP** (KBRA) asked CALA on behalf of residents to look at providing a temporary access from phase 2A to either; the Andover Road or direct to the Ridgeway footpath to allow residents a quicker route to the Barton Farm Academy. **VH** (CALA) suggested that new access is coming as part of the build out of 2A.

**Action:** **VH** (CALA) to advise on the pedestrian access being provided as part of 2A and timescales.

## 8. Roads

### HCC Technical Approval

**IC** (CALA) advised that negotiations with HCC on the technical approval for Winchester Avenue are progressing (positively), but that there are still items to be resolved.

### Road conditions in 1B

There was a general discussion led by AdS on the conditions of the roads in 1B

**AdS** (KBRA) made an impassioned request to CALA that more than 3yrs since completion of the houses the roads in 1B need now to be completed. He provided numerous examples of conditions; such as bumps and holes in Winchester Avenue, inconsistent road levels at road junctions, crossings and turning areas and lack of wearing-course giving concerns in the recent icy weather. He also challenged that lack of Technical Approval for Winchester Avenue could not be considered a reason for not completing the estate road surfacing in 1B as this had been done in 1A. These issues have been reported to CALA by residents.

**NP** (KBRA) supported the view that the roads conditions could be expected to cause damage as observed during his frequent visits to 1B in the last few weeks.

**IC** (CALA) confirmed that separate approval is required for the estate roads before these can be completed and adopted (by HCC) and that approval would not be given before the Winchester Avenue (spine road) was approved. However, he would investigate why the estate roads in Phase 1A had been completed prior to approval.

**IC** (CALA) confirmed that a contractor will be visiting 1B to review conditions and advise on any remediation works. In addition, **IC** suggested that following the survey where possible / practical he would arrange for roads or sections of roads to have 'wearing courses' laid.

**Action:** **IC** (CALA) to review the status of roads (re: wearing course) and advise on the actions to be carried out for estate roads.

### Speed Restrictions

**MS** (KBRA) raised the question of speed restrictions around the development, suggesting that Winchester Avenue should be designated 20mph

**VH** (CALA) confirmed that the design speed of Winchester Avenue was 20mph and that any imposed limit of 30mph would need to be the subject of a Traffic Regulation Order (TRO) imposed by HCC.

**ALL** discussed concerns raised by residents over the high speed of vehicles around the development. Ironically it was pointed out that due to the poor conditions of the roads in 1B this is less of an issue, but in 1A more 10mph signs would help to remind drivers.

**NP** (KBRA) explained that in other developments like KB, residents had designed and installed speed limit 'request' signage for drivers. **VH** (CALA) confirmed that CALA had no objection but explained that obviously when the roads were adopted these would be

removed by HCC.

**All** discussed the efficacy of speed signage across the development. **IC** (CALA) confirmed that signage would be provided as previously agreed, but that additional signage should be reviewed.

**PF** (CALA) suggested that this may be a topic for discussion with Castleford in the wider context of the 'Management Company' **See additional item – Estate Management.**

**Action:** **IC** (CALA) to provide more 10mph signs to 1A (Granadiers Road and Centinel Road) and liaise with KBRA for positioning.

**Action:** **IC** (CALA) to provide update on the status of the Speed Limit Reminder (SLR) ground fixings that have been discussed with HWPC (yet to be agreed).

## 9. Community Meeting Space

**KBRA** will be making use of the Barton Farm Academy facilities to hold Committee meetings (and potentially other events) from now on.

**Point to be closed.**

## 10. Community Defibrillator

**NP** (KBRA) raised a request for CALA to provide a Community Defibrillator positioned on the outside of the CALA Sales Office for the use of KB (South) residents. A similar request will be made of HWPC to provide a second for KB (North) residents with an associated discussion over the most suitable location for it.

**PF** (CALA) suggested that this may be a topic for discussion with Castleford in the wider context of the 'Management Company' **See additional item – Estate Management.**

**Action:** **IC** (KBRA) to discuss with **RS** (CALA) and advise KBRA

## 11. Estate Management

**PF** (CALA) led a discussion around Estate Management and engagement with Castleford, Vivid and HomeGroup offering to facilitate meetings with these groups.

**NP** (KBRA) agreed that a closer working relationship with all groups would obviously be beneficial, but that most queries and concerns raised by residents to date, related to Castleford services and charges prompting initial discussions with them last year.

**PF** (CALA) also raised the topic of the Kings Barton Management Company and there followed a short discussion on the setup and representation of residents on the board.

**Action:** **PF** (KBRA) to arrange follow up with KBRA / Castleford in the next few weeks

**Action:** **NP** (KBRA) to discuss internally with KBRA committee the appetite for closer involvement in the 'Kings Barton Management Company'

	<b>Actions</b>	<b>Who</b>	<b>Date Raised</b>	<b>Due Date</b>	<b>Status</b>
1.	<b>KBRA</b> to advise to residents of the donation of the park bench in the Spring Newsletter.	NP	26.01.23	Qtr. 1 '23	Open
2.	<b>KBRA</b> to advise to HWPC of the 'gift' of the bench for inclusion in maintenance schedule for the handed over spaces.	NP	07.03.23	Qtr1 '23	New
3.	<b>KBRA</b> to Remind residents of the Southern Water helpline in the Spring Newsletter.	NP	26.01.23	Qtr. 1 '23	Open
4.	<b>KBRA</b> to confirm location of the noticeboard with Adrian	NP	07.03.23	Qtr1 '23	New
	<b>CALA</b> to respond to the issues raised and provide the latest plan, cross section and proposal for addressing the residents' concerns over privacy for play park in 1A	VH	26.01.23	Feb '23	Closed
	<b>KBRA</b> to formally request that CALA review the feasibility of relocating the two tallest items of play equipment from 1A to 1B play park.	NP	26.01.23	Feb '23	Closed
	<b>CALA</b> to review the possibility of providing an informal 'kick-around' space and advise KBRA	IC	26.01.23	Feb '23	Closed
5.	<b>CALA</b> to provide update on how feedback received has been applied to the masterplan.	VH	26.01.23	Feb '23	Open
6.	<b>CALA</b> to advise on the request for a pedestrian access being provided as part of 2A and timescales.	VH	07.03.23	Qtr1 '23	New
	<b>CALA</b> to advise on works to be carried to footpaths with expected timescales.	IC	26.01.23	Feb '23	Closed
	<b>KBRA</b> to provide photos of the pathways with issues, monitor the state of the path and advise at next meeting.	AdS	26.01.23	Done	Closed
	<b>KBRA</b> to provide a report of the state of the roads with specific issues/concerns. AdS provided report acknowledged and survey	AdS	26.01.23	Done	Closed
7.	CALA to review the condition and advise on the actions to be carried out for 1B estate roads. Ian to revert after contractors visit, likely to be in 2-3 weeks	IC	26.01.23	Feb '23	Open
8.	<b>CALA</b> to provide more 10mph signs to 1A (Granadiers Road and Centinel Road) and liaise with KBRA for positioning.	IC (AL)	26.01.23	Qtr1 '23	Open
9.	<b>CALA</b> to provide update on the status of the Speed Limit Reminder (SLR) ground fixings that have been discussed with HWPC.	IC	07.03.23	Qtr1 '23	New
10.	<b>CALA</b> to respond on request for the provision of a Community Defibrillator to the Sales Office for KB residents' emergency use.	IC (RS)	07.03.23	Qtr1 '23	New

11.	<b>CALA</b> to arrange follow up with KBRA / Castleford in the next few weeks	PF	07.03.23	Qtr2 '23	New
13.	<b>KBRA</b> to discuss internally with KBRA committee the appetite for closer involvement in the 'Kings Barton Management Company'	NP	07.03.23	Qtr2 '23	New