

**Brunswick and North Kite Resident's Association
Annual General Meeting**

**7 p.m. 21st April 2009
At The Management Suite, The Grafton Centre, Cambridge**

Committee Members Presiding

Wendy Andrews	(Chair)
Sue Gordon-Roe	(Hon. Treasurer)
Roger Chatterton	(Vice-Chair)
James Oram	(Secretary)
Leonie Llewelyn	
Susan Dixon	
John Lawton	
Sally Westwood	

1. Welcome from Chair

Wendy Andrews welcomed those attending this year's AGM and thanked Michael Wiseman the manager of the Grafton Centre for used of the meeting room.

2. Chair's Review of the Year

There are a number of matter that continue to be 'on watch' from last year.

We have had some successes, the Cellar Bar 8 disturbances and resulting complaints at the last AGM prompted work by local residents, the BruNK committee, councilor which led to the opening times being restricted although the business is still operating. Colin Rosenstiel informed the meeting that a court case is ongoing following an appeal against prosecution for breach of licensing. The police are also monitoring the situation.

The zebra crossing was installed a year ago and since then has been improved with extra lighting, there have been no accidents to date.

There are a number of watching briefs. Midsummer Common is a source of concerns including the condition of the grass, damage to the common by vehicles and felling of trees although the Council have been more communicative about the reasons for felling recently. Vehicular access to The Fort St George and Midsummer House over common land is a worry, parts of the common are being treated like a car park.

The fairs on the common especially Mid-Summer Fair and Strawberry Fair have been a subject of discussion.

Marks and Spenser and generally the provision of a food shop in the Kite/Brunswick area have again been raised as Marks and Spenser is going to close.

The Cambridge Regional College (CRC) development proposals are ongoing and

Julian Curry from Berkeley Homes will be updating us later.

The bus stops on Maid's Causeway and the possible loss of railings has been discussed recently and councillor Gaynor Griffiths has been helping a great deal. The importance of providing a service is recognised but the loss of historic railings is a problem.

Generally traffic, transport and the speed of vehicles on Maid's Causeway have been a subject of discussion, the HCV ban seems not to have made much of a difference. The issue of the missing Salmon Lane trees has not been resolved.

3. Open Forum

A number of guest speakers were invited to talk on specific subjects:

Michael Wiseman, Manager of The Grafton Centre spoke first

On the subject of the closure of Marks and Spencer, The Grafton Centre is concerned about the provision of a food shop. Marks and Spencer is perhaps not an ideal match to the demand.

They have been talking to other operators and there may be an alternative in Fitzroy Street or Burleigh Street where discussions are ongoing with possible tenants but this will take time. The timescale is unclear but operators are starting to come back to the City centre. A lot of market research is carried out before an operator opens a new shop.

The problem that Marks and Spencer faced was the lack of large volume purchases the shop was being used for small purchases.

The proposed refurbishment of The Grafton Centre entrance – 'Project Renew' – is to improve the Fitzroy Street entrance and raise roof to let in more light. Also to improve the Eden Hall corner including Footlights, which is not very attractive to tenants at the moment, to create a casual dining facility.

However this plan, due to start in June 2009 is on hold due to the financial climate but Prudential do want to improve The Grafton Centre.

Some of the empty units have now been taken - 2 Ticks a watch repair firm is to move into Thorntons, Orange Shop at Going Places and Blue Ink at Burtons.

Primark (not part of The Grafton Centre) will be fitting out from mid-May and trading from September.

Roger Chatterton spoke – we have been in meetings with The Grafton Centre and The City Council about improving The Grafton Centre area and there is a further meeting on 29th April.

Councillor Tim Bick spoke – There has been a partial implementation of the Fitzroy

refurbishment and City and County Councils will bring this back on the agenda to be completed, this will influence the attractiveness of the area for tenants.

Julian Curry from Berkeley Homes spoke about the Cambridge Regional College (CRC) refurbishment.

On 9th March 2009 the application for planning was registered and will go before the committee on 27th May this second application has a revised access via the Brunswick House site. Brunswick House will be demolished and replaced with a community art facility, they are in talks with Wysing Arts and Jesus Lane Centre about this.

There will be ten town houses, 195 flats in five blocks three facing the common and 251 student bedrooms in a courtyard.

They have tried to acquire The National Tyre Centre but have not been successful.

The student rooms will be managed by The Unite Group Plc and earmarked for Anglia Ruskin students (they will not be used by summer students) and there will be no parking for students.

There will be 195 parking spaces for the flats and 20 spaces for the houses one outside the house one garage and ten visitor's spaces.

The current access to CRC will be used for services and student access.

Assuming permission is granted work will commence as soon as CRC is vacated in August 2009. Footings will be in Jan/Feb 2010 and first residents will move in March – May 2011 with full completion in 2014.

Susan Dixon read from a letter sent to the City Council – it noted the improvement by lowering of tower and frontage to the common but the development will still dominate the view from the Common. Furthermore the high density is considered inappropriate for a conservation area. The front of the development should be set back in line with the Cambridge Building Society and there should be no right turn onto Newmarket Road to avoid congestion. Six stories is still too high, four would be an appropriate maximum and lower on the common side. There will be increased use of the Common which will wear down paths but there should be no further tarmacing of the Common.

Julian Curry gave his response – The maximum height of the development will be below the roof ridge height of Cambridge Building Society. The town houses will be no higher than the houses on Evening Court except chimney pots. The tower will be higher but at street level it cannot be seen unless you are outside the development on then only a small point when standing on Midsummer Common.

The right of way and route across the Common was suggested at first consultation meeting and also requested by the cycling lobby there will be a route through the site connecting Newmarket Road and the Common.

Other points came from the floor -

Could there be another route to Chesterton Road bridge (sic) reduce the use of other paths?

How will cattle be kept on the Common – Julian Curry – this will not be a problem the fencing and gates will be adequate..

View expressed the development was inappropriate for a conservation area a wildlife site and it was too dense. Traffic density will also rise initially with construction traffic and then residents.

Julian Curry - the traffic flow will not be more than under current CRC use, which has 100 cars going in and out, buses serving it as well as deliveries. The transport impact assessment is on the website

www.brunswick-site.co.uk

This shows between 40 – 50 cars coming out of the site in the morning peak. The no right turn onto Newmarket Road has not been dealt with but most traffic will go left out of town (this point questioned by floor).

Julian Curry – there are many checks and balances in place to make sure the needs of residents are considered but the consultation process is now closed.

It will be a condition of planning that residents parking permits may not be applied for.

Any further comments can be e-mailed to Mike Dixon

cllr_mike_dixon@hotmail.com or the planning committee

enquiries@cambridge.gov.uk

Alistair Wilson Green Spaces Manager from Cambridge City Council spoke about Midsummer Common.

On 6th May there is a meeting about wildlife plan, volunteer groups to manage activities and litter picking etc. Activities on the Common will be formally organised.

There is a farming subsidy available from the EU of £17,000 per annum.

Julian Curry - Berkeley Homes is negotiating on spending millions of pounds locally including Midsummer Common and Riverside. The planting of trees and a community orchard has been requested for Midsummer Common in a scheme called Improve Your Neighbourhood.

Alistair Wilson – there is a link to Improve Your Neighbourhood on the City Council website.

There will be a new combination lock fitted to the gate on Midsummer Common this week and an electric gate will be discussed.

The 1925 Law of Property Act and the 2000 Countryside Access Act could be used to deal with bonfires and cars on the common, these are enforceable by police.

Friends of Midsummer Common and BruNK are meeting about fires and barbeques on the Common. Bonfires are not allowed. There is also a concern about underage drinking on the Common.

Fairs booked in this year are Mayday weekend 1st May, Midsummer Fair but there is nothing for September.

Andrew Kettley has been appointed as the fair manager with the support of Ken Rankin.

Due to fewer problems over the last couple of years police numbers at fairs should be reduced.

Strawberry Fair – 26 requirements have been agreed for fair, the organisers are working closely with the police. The sale of alcohol close to fair will be controlled as well as consumption at the fair especially by the underage.

The team dealing with nuisance, parking etc. will be located at CRC. This includes the Council team covering noise, trading standards who will deal with irresponsible alcohol sales e.g. more than 4-5 cans of beers.

The problem of toilets and fairgoers not using them could be dealt with in three ways, fencing off areas, more toilets on site and displacing people. Police have not controlled this in the past.

There will be a fair hotline and a police hotline and these will be on handouts going to all residents.

Some points were raised from the floor-

Is this the last chance for the fair?

There is an evening event again although in the early days there was no evening event is it possible to go back to this?

There is no way the police can control drinking at the fair. Alistair Wilson responded that they will try to reduce the amount of alcohol being brought onto the fair.

Lorries and vans on the common not just for fair but also servicing the Fort St George and even Council vans used to pick up rubbish are churning up the areas around Fort St. George and damaging the whole of the Common.

4. Other Issues

From floor – is it BruNK’s policy to lobby for the closure of Maid’s Causeway – Wendy Andrews – no it is not, this matter has now been closed the result was an HCV ban and a zebra crossing. The core scheme involving Maid’s Causeway seems to be no longer active.

Bus stop on Maid’s Causeway and removal of railings – Councillor Gaynor Griffiths explained that this started with the relocation of the bus stop which had immediate approval from Council. Mrs. Griffiths asked for the matter to be referred back to the committee but again it was approved. However the matter is still being negotiated, now the elections are close things are taking time. The railings and setting is unique and grade two listed.

Colin Rosenstiel – explained an alternative plan of putting the bus stop at the end of Maid’s Causeway where the road goes into two lanes on Four Lamps roundabout, two lanes are no longer needed as there is less traffic on the road.

A question from the floor- will there be an increase in the number of buses? – the guided bus should not dramatically increase number.

Any individual views on the matter should go directly to the City Council.

And Mrs. Griffiths will keep us informed.

5. Committee Appointments.

Wendy Andrews is standing down as Chair and Roger Chatterton and John Lawton were proposed and seconded as joint chair.

Also proposed and seconded were Sue Gordon Roe as Hon. Treasurer and James Oram as Secretary.

Jeremy Waller and Susan Dixon were proposed and seconded as committee members.

6. Treasurer’s Report

Sue Gordon Roe presented the account for the year which were approved.

She also proposed thanks to Wendy Andrews for all her work as chair which was agreed by meeting.

Meeting closed