

MEAD COURT TASK GROUP held at COUNCIL OFFICES LONDON ROAD SAFFRON WALDEN at 9.30am 22 NOVEMBER2012

Present: Councillor J Redfern – Chairman.
Councillors J Loughlin, M Perry, V Ranger and J Salmon.
Mr S Sproul (Tenant Forum).

Officers in attendance: M Cox (Democratic Services Officer), A Liles (Housing Asset Manager), M Stocks (Surveyor), R Millership (Assistant Director Housing and Environmental Services), S Robinson (Housing Enabling and Development Officer) and J Snares (Housing Needs and Landlord Services Manager).

MC13 APOLOGIES AND DECLARATIONS OF INTEREST

An apology for absence was received from Tony Welland, Architect (The Design Partnership).

MC14 MINUTES

The minutes of the meeting held on 16 October 2012 were agreed as a correct record.

MC15 MEAD COURT UPDATE

The Housing Enabling and Development Officer updated the group on progress with the scheme. The Cabinet had now agreed that the Mead Court project should be taken forward as a local authority new build scheme.

The working group received the latest design plans which had been amended to take on board the points raised at the previous meeting. Other issues raised at that meeting were clarified as follows:-

- It was confirmed that the footpath on the North side of the site owned by the parish council, was also a public right of way and would therefore need to be retained.
- The public open space comprised an area of 67m². Members commented favourably on the proposed layout.
- The parking survey was currently being undertaken.
- The flats had been repositioned. The new layout required the access to be relocated but gave a better use of space and provided additional parking. Members considered that the result was a much improved design.

The working group raised some additional issues that would need to be clarified in the preparation of the planning application.

- Access for recycling vehicles to the temporary accommodation and the positioning of the bins store for that part of the development.
- Look at the drawing of the site boundary near to plot 19.
- Investigate whether the recent petrol leak from the Total garage would have any effect on the site.

The Plans had been discussed informally with the Council's Development Manager. The final plans would be prepared by the architect with a view to submitting the planning application as soon as possible. The application would be determined by the Council's Planning Committee.

Members stressed the importance of informing the existing residents of the final proposals. It was understood that there were seven residents remaining, six of whom wished to be relocated on the site. Officers said that with the proposed phasing of the development it should be possible to complete some of the new build before the main part of the site was demolished, which might minimise disruption for the existing tenants.

The Housing Asset Manager said that options for procurement had been discussed and it was likely that the Scape Procure framework would be used initially, as it had experience with public sector building projects.

The meeting discussed whether to provide a percentage of units for local need. It was pointed out that this had already been addressed in this project through the rehousing of the existing tenants. However, the principle of this would need to be addressed in the Council's Allocation Policy which was due to be considered by the Housing Board to following week.

Members agreed the steps to be taken prior to the next meeting:

- 1 Prepare plans to be submitted as part of the planning application.
- 2 The plans to be agreed by the Task Group and the Housing Board prior to submission.
- 3 Officers to explain the proposals to all the current residents at Mead Court.
- 4 A presentation of the proposal be made to Stansted Parish Council (possibly prior to the Parish council meeting on 5 December).
- 5 Local members and local residents to be advised of the date of the presentation.
- 6 Local members to be kept advised of progress with the scheme.

MC16

DATE OF NEXT MEETING

The next meeting was arranged for Tuesday 18 December at 4.00pm.

The meeting ended at 10.20am.