



Minutes from Estate Walkabout

Date	16/05/2016 (PM)
Phase	6 – Woodland View
Officers Present	John Haywood
Number of Residents Present	8

This walkabout was an extraordinary walkabout rescheduled from the 9/5/2016. Due to the number of residents present, it was agreed that residents would lead the walkabout to demonstrate directly the areas of concern. These minutes reflect these issues that were raised and the actions taken.

The main concern raised by a number of resident was that of parking of commercial vehicles and general inconsiderate parking in the roads. There was some misunderstanding of the covenants regarding commercial vehicles. To clarify, vehicles that exceed the size that could feasibly fit inside a normal garage (BVT judge this to be anything larger than a short wheel base, standard height Transit or similar van) are not permitted to park on the property (ie in an allocated parking space or on a driveway). They are perfectly entitled to park on the roads, but any goods vehicles, lorries or similar (ie anything over 3.5t) is also not permitted to be parked on the roads.

BVT do not have any legal powers to control the parking on the roads. At present the roads are not adopted by the Council and therefore there are no parking restrictions. BVT work with residents and the local police to encourage residents and their visitors to park in a considerate manner and not to block the roads, driveways or access to courtyards.

Developer Issues	Action Taken	Outcome
Landscaped beds in the road along Smithy Way are being driven over and damaged.	Contacted to request repairs and suggest possible improvements to prevent further damage	Awaiting action on repairs and response to the improvement suggestion.
Builders using the open space area in Darrell Road to unload materials.	Contacted developer group to request that residential areas are not used for unloading of materials.	BVT and residents to monitor ongoing situation.
Poor planting / lack of maintenance to landscaped bed in the open space area of Darrell Road	Contacted developer to request improvements.	Awaiting Action.
Landscaping overhanging footpath on Dawley Road adjacent to Barratt show home	Contacted developer to request shrubs are cut back	Awaiting Action.
Overgrown landscaping adjacent to 9 Duddell Street	Contacted developer to request maintenance	Awaiting Action.
Overgrown landscaping on verge opposite 3 Darrell Road	Contacted developer to request maintenance	Verge has been cut.
Overgrown verge and poor quality reinstatement works on corner of Lineton Close / Dawley Road	Held meeting with Developer Group to discuss the issue. The area is being investigated as it may require further re-landscaping to include a missing drainage feature.	Developer Group have contacted BT (the party responsible for the reinstatement works) to request that these are redone asap. Persimmon have also been contacted with regards to the landscape maintenance.



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