

**ASHBY PLACE RESIDENTS' ASSOCIATION**  
**AGM and General Meeting**  
**7:30pm Thursday 28 June 2007**  
**Hoole Community Centre**

**AGM**

Present: Jan Barrow, Peter Bradshaw, Vicki Bulgin, Norma Cushing, Peter Cushing, John Hawkins, Fil Hawkins, Tim Smith, Louise Strickland, Peter Strickland, Helen Watts, Richard Waugh

1. Apologies

Simon Sheriff, Tony Smith, John and Haf Davies-Humphreys, Stuart Cook

2. Minutes of the last meeting were approved.

3. Treasurer's report of accounts

The Treasurer stated that 19 out of 20 households had paid their subscription for 2006/2007 and there had been two additional voluntary payments. The Treasurer also provided a statement of accounts which have been checked by an external accountant. Acceptance of the accounts was proposed by Helen Watts and seconded by Norma Cushing. The accounts were accepted by the meeting.

It was proposed that the subscription for 2007/2008 be kept at £25. This was proposed by Peter Strickland and seconded by Fil Hawkins. The meeting agreed to this.

4. Election of officers

The following officers were put forward for election

Chair: John Hawkins

Proposed by Peter Strickland

Seconded by Peter Cushing

Treasurer: Peter Bradshaw

Proposed by Filomena Hawkins

Seconded by Jane Waugh

Secretary: Louise Strickland

Proposed by John Hawkins

Seconded by Helen Watts

All officers were re-elected unanimously.

5. AOB

John thanked everyone for their help during the year.

## General Meeting

### 1. Ownership of the road

A number of deeds representing the different types of house in the road have now been given to the solicitors. Nothing has been found to show who owns the road.

The solicitors suggest that we get in touch with the Land Registry to see if they would allow us to transfer ownership of the road to a trust or other body. The meeting was in favour of finding out from the Land Registry about this.

The Chair has copies of a draft trust deed if anyone would like to see this.

### 2. Update on the legal position

Since the road has been used over many years it is likely to be a public right of way.

Previous suggestions of having locked gates would therefore not be advisable from a legal viewpoint.

There were various views for and against gates in the meeting but the decision on whether to have gates will be left until later after there has been time for a full discussion of the specifications for the improvements.

### 3. Pavement and utilities

The Chair has been in contact with the utility companies associated with the road and asked their opinion on what should happen to the pipes and cabling when the road is rebuilt. He explained that the utility companies would prefer us to keep the pavements as these enable work to be carried out without disrupting the road. The utility companies did not think that having a central pavement was a good idea. New pavements would need to be in keeping but would provide a comfortable surface to walk on or use pushchairs *etc.* The electricity company also suggests that we do not replace the current cabling as this would be of better quality than new cabling. The gas company have a similar view on the gas pipes.

Peter Cushing explained how cracks have appeared in his house and how these are thought to have arisen from the collapse of the drains outside his house. A camera scan has been undertaken and it has been recommended that the collapsed sewer be replaced as soon as possible. Welsh Water have apparently accepted responsibility for the sewer and Mr Cushing is awaiting further action.

The Chair demonstrated the route of the sewers in Ashby Place and explained how their collapse may be responsible for the undulations in the road. It was asked if a video survey of the whole of Ashby Place should be carried out. John explained that a survey was carried out several years ago by the water company which suggested that the main sewer was OK but the drains leading from individual houses may have collapsed. The video was subsequently lost by the water company but we could assume that the sewer needs replacing.

It was suggested that maybe we should allow Welsh Water to carry out repairs to the pipe and in the process repair the road if they are willing to do so. John explained that Welsh Water would probably only repair the drain and not redo the road to the standard we require and thus would not provide a lasting solution.

### 4. Road construction and structural safeguards

John showed the meeting a diagram of how the road is constructed at present and also the proposed construction of the new road. At present the cobbles lay on compacted soil which is gradually washed away and is therefore weak. The new road would consist of 2 feet (120cm) of hardcore followed by 12 inches (30cm) of concrete. The cobbles would then be laid on top of this as a decorative surface. The drains would be beneath the hardcore and concrete with the concrete being laid in sections for access to the drains.

When the road is rebuilt safeguards would need to be included so that the houses next to the road are not affected by subsidence. It is suggested that a concrete wall is built below

ground level to hold back the sides of the road. This is important for those houses immediately adjacent to the road and is another reason to keep pavements. The contractors employed would need to have adequate experience and insurance and be careful not to damage the houses. Once the road is finished contractors working in Ashby Place in the future would also need to have adequate insurance against damaging the new road.

Another aspect of the road specification was parking. One suggestion was that residents who wish to park on the Ashby Place roadway will have to pay an annual fee. There would be a limited number of defined parking spaces and no parking outside these spaces. Those residents without driveways or garages could be given priority and residents could be also given priority on spaces outside their own house. This would be similar to the parking fees for other private roads in Chester and other cities. Enforcement could be by clamping.

John also explained that before any work is carried out on the new road, the complete specification will need to be agreed upon. This is something which will be discussed at a later meeting.

#### 5. Website

Louise showed a mock-up of the proposed Ashby Place Residents Association website and asked if the contents were OK and if anyone objected to having minutes on the website. She explained how she would be able to get a domain name free of charge. The meeting agreed this was OK and to go ahead with the website.

#### 6. AOB

Richard offered to arrange for weedkiller to be sprayed on the weeds in the road as unchecked these will cause further damage to the road.

Louise mentioned that some drivers have been driving too fast in the road which causes further damage. It is also dangerous for pedestrians. It was suggested that drivers take care and try to keep to 5mph.

The owner of number 14 has still not been contacted. Louise is to send an official letter about this.

Helen asked what has happened to the Neighbourhood Watch scheme. It was suggested that it could be resurrected. Helen has agreed to find out more about this.

It was suggested by the Chair that the annual levy residents pay to Flookersbrook Trust may be paid as a block by the Ashby Place Residents Association. This could ensure that the Flookersbrook Trust got more money.

Ruth and Vicki were thanked for organising the social event on 1st April. They have suggested another event on 2nd September. They will circulate details nearer the time.

Jan Barrow thanked everyone for all the hard work so far.

**Date and time of next meeting: 7:30pm 22 November 2007.**