

Beckets Grove Phase 2 Residents Association

Meeting Minutes

Date & Time - Tuesday 10th September 2024 at 7.30pm

Location - Wymondham Rugby Club downstairs Lion's Den function room

1. Introduction, and taking of attendance, apologies, and meeting notes being taken by.

Residents Attending

Kevin Farrow (Chairperson), Emma Peek (Joint Secretary), Ellie Morgan (Joint Secretary), Darren Tate, Barbara Draper, Philippa Black

Other Representation, Matthew House (Persimmon & Director of Beckets Grove Phase 2 (Wymondham) Management Company Ltd), James Mulhearn (Persimmon), Cllr David Roberts (South Norfolk District Council, Wymondham Town Council & Deputy Mayor), Kirsty Hayes (Wymondham Rugby Club)

Apologies

Sarah Tate (Vice Chairperson), Eileen Parrott, Tony Parrott, Bob Mcclenning, Gail Fordham, Claire Small, Claire Carter, Delyse Renolds, Dave Finney, Carly Smith (FirstPort),

2. Review of meeting minutes from June 2024, and any points, resolved or not being expanded upon in this meeting.
 - a. Onsite vandalism and antisocial behaviour, reporting to Police.
As previously advised, there are anti-social behaviour and public space protection orders in place with the police. This includes a vehicle anti-social behaviour. Incidents should be reported to the police with evidence as detailed in previous meeting minutes.
 - b. Inviting residents to join BGP2RA
Reasonably successful by providing a postcard through every Phase 2 door. Numbers increased by around 10%, please continue to advise others residents of the association, we may look to do another invite next year.
 - c. Residents' account balance after property sale, do FirstPort clearly advise sellers of this?
When selling a property FirstPort do not as standard apply previous years credits to accounts. Seller's solicitors need to be made aware that there are outstanding credits in place and that the current year may also incur a credit. If the property is sold and account transferred without claiming correctly it's unlikely the credits will be applied later. See previous months minutes.
 - d. FirstPort new customer portal
New portal running and accessible with previous my home portal login.
 - e. Phase 1 (wooded thicket) issues of barbed wire and a hole dug in the pathway, grass cutting and strimming areas that are left.
Issues have been resolved - barbed wire has been removed and uncut areas have since been cut.
 - f. Parking issues around the development, what can be done when highways have adopted.
More action can be taken when highways have adopted the roads as the council can then be contacted regarding dangerous parking. Until adoption there is no enforcement that can be made.
 - g. Street lights on Briggs Mead base tidying
Bases have now been tidied, further filled and seeded.

- h. Drainage / Gutter water getting into the sewerage system, ref end of Reeve Way. Issue covered in detail within last meeting minutes. All checks have been completed and no further problems have been identified.
- i. Persimmon other sites and Customer Service improvements
From now on the focus of these meetings will be on only the issues related to Phase 2. We will withhold drawing comparisons to other developments and Persimmon is requested to not comment on other incomplete developments or their current customer service feedback. The sole intention is to successfully resolve the issues that are incomplete on Phase 2.

3. Rugby Club Fireworks – Traffic Management – Potential of Briggs Mead from Elm Farm being open

Kevin met with Kirsty Hayes, Events manager at the Rugby Club before the meeting and discussed the preparations and some concerns, although Kirsty also attended the meeting until the end of this point. The main concern raised was what plans were in place if Briggs Mead was open before the event. Persimmon were unable to confirm if the road will be open as they need to move the containers currently occupying the road but didn't at this point have anywhere for them to go. Pavements need to be complete, ironworks raised, curbs replaced, and surface finished, none of which had a current completion date.

Kirsty advised if both roads were open the rugby club would be willing to cone the entirety of both main routes with the aim to keep them clear. The suggestion was made if the road was open to have marshals and signage to aim to encourage traffic not to use Albin Way on the way in to avoid a hold up at the Reeve Way/Briggs Mead junction which could spill back to block Norwich Road. Kirsty said this could be looked into, but the club would not be able to close the road or to stop cars to direct them, this would itself cause a delay and blockage.

If Briggs Mead is not open by the event the rugby club plan to do the same as last year, expanding the number of cones and marshalling slightly. As with last year there is onsite charged parking available and the club is looking into the possibility of using Netmatters Car Park as an option on Gateway 11 Business Park. They have also been trying to organise a bus to run from the Park and Ride at Thickthorn, but there has been no answer to this request.

It was acknowledged that the club is unable to do anything to prevent parking on the development and weather is a factor that may increase how much this happens. Marshals will be advised to aim to discourage this, but they cannot prevent it, and they cannot suggest Police involvement as the Police and Council will not get involved with unadopted roads. Cones will be placed to aim to prevent this on the main routes in, but the development cannot be fully coned, and parking would just occur elsewhere. If residents have grass verges they wish to protect, we suggest that something is placed to discourage parking. Bins or canes with tape or rope can be enough to fend off people parking.

The Rugby Club and BGP2RA will follow up with Persimmon in October to see if there is a date placed on opening the road. If it is planned close to the Fireworks event, and especially if the road has not been surfaced, the suggestion was made for Persimmon to keep it closed until after the Fireworks. This they said could be considered.

The other point acknowledged here was noise from Rugby Club events. The recent Beer Festival received some noise complaints, a couple by phone on the night and a couple of messages to the club. There were also some social media comments but none received by the resident association. It was noted that it seemed louder than the summer sessions but the still night, direction of sound travel, and open windows because of the weather may have contributed to this. The club is responding and will look to mitigate noise as much as possible. The club has had a representative from the council investigate but they did not find any issue, however did suggest orientating the stage and sound direction away from the development as much as possible.

In general, it was a Friday & Saturday weekend event, and the event numbers are not excessive across the year. The music stopped by 11pm and these events do benefit residents in the local area. The club will always acknowledge and respond to complaints and ask that if there are issues at any point, please contact them either by phone at the time, or after the event if immediate action is not required.

4. Dog waste bin installation

Four dog waste bins have been installed across Phase 2 and are being emptied twice weekly by the council, arranged via FirstPort. Persimmon were thanked for sourcing the bins and Matthew House advised we would not be charged for them, thanks applied again. All were positive about the positioning and comments were made that there had been significantly less bag dumping witnessed.

At the time of installation, a resident in Jeckyll Road Park did query the installation location, particularly due to concern over smells and emptying, but also because they did not know it was being installed. They were advised that the installation was organised by the resident's association alongside others, that it had been communicated in previous meetings and they will have received details of how to join on the recent postcard through their door. Meeting notes presence on our website was also highlighted. The location of the bin was explained to allow a general waste bin to also be installed that wouldn't then be used for dog waste. The positioning needed to be outside of the park, away from the fence, allowing space for grass cutting, and was positioned where it is to service walking traffic from Coldham Grove and around the inner part of the development. The belief is the residents concern would have been less if the bin was not on their side of the park. The biggest concern was emptying however the emptying schedule was given and currently has taken place as agreed.

5. Woodland path material theft and follow up action.

Residents witnessed and recorded two ladies removing what we believe to be bark material from the woodland and loading it into the back of their vehicle. After the occurrence the main culprit was seen walking around the development and challenged, also being shown the video evidence gathered. They were apparently collecting fallen leaves (at a time of year when leaves are not on the ground) and soil material. They were told that additional evidence suggested they were taking the bark and as a communal space their actions would be considered theft. The feeling was this interaction would have an impact on preventing any repeat of this. This was reported and discussed with the committee via our WhatsApp group and it was reported to the Police.

The Police advised that as there was not complete certainty on what had been taken all they could do was go to where the car is registered, detail what has been witnessed, and if the culprits could be identified recommend that they make an apology. This was done and the response was as follows...

Ultimately, CCTV has captured a vehicle and two females picking up the wood chips. I have attended the address the car is linked to, and these females have not been identified, and are not registered to the vehicle.

Owner of the vehicle has no idea about the theft of wood chip, and the CCTV is not clear enough to say the female at this address is the same one in the CCTV.

Therefore this has been filed with no further action. I have given the owner of the vehicle strong words of advice regarding this in case they have taken the wood chip, but at this time I cannot prove they have had any involvement.

The main point of reporting it was to make the point that these and other criminal actions will be reported by us to the Police. We will act when issues arise and we have evidence.

6. Outstanding issues awaiting Persimmon to rectify or answer. Crossed out points are complete.

Lagoon Area

- a. Removal of rubbish from pit/ditch at the end of Barnes Close.
Kids playing in the pit/ditch have dragged in more items over the summer including a couch foot stool. Persimmon have been asked to clear and have agreed, but have said they now have limited on site resource. As they are still responsible for the area the duty does fall on them, however once cleared we expect it will probably remain clear and used less until next summer.

Discussion followed to possibly look at installing some form of fence or blockage to prevent access to this area when we have control of it. Persimmon will not look to do this.

It was also highlighted that the bin store at the end of Barnes Close, and at the end of Briggs Mead needs repair of broken rails. Believed to be contractors mowing damage.

- b. Confirmed responsibility of ditch to West of site
This ditch will definitely remain the land owner's responsibility. Clearance work had started to reduce the amount of vegetation and growth in and around this ditch line.
- c. Hibernaculum
Persimmon contractors detrimentally affected the Hibernacula construction by strimming them back and covering them with soil and the base surrounds were cleared. Three of the hibernacula were completely fine before this had been done however two had been affected by vandalism and pipe removal and needed rectification. The green pipes that have been retrofitted since do not really add to the hibernacula and most are not functional, however even if removed there are still access point available.

In the current condition the resident's association have stated that they are happy that they are as functional as they can be. They were better before the vandalism, but the contractors detrimental work has been rectified to a satisfactory level. Complete reconstruction is not necessary in our eyes and would possibly be more detrimental on an ecology level than beneficial, however we will leave it for the ecologists to advise of any necessary further action.

Cllr Roberts has advised that the councils ecologists had looked at them and were not fully satisfied they have been constructed as per the diagram in the Ecology Management Plan. This was leading to enforcement action against Persimmon. The resident's association has stated they will allow the council and Persimmon to resolve this and will follow up for the next meeting.

- d. Path flooding and encroachment of vegetation
Contractors have attempted to unsuccessfully trim the vegetation out of the path. It was highlighted to Persimmon that this did not deal with the route of the problem and rain has now led to it starting to grow back. Whilst the contractors were strimming a significant amount of dust and dirt was kicked up, and the path has been damaged in places, and surface worn in others.

Persimmon advised that the contractors would have weed killed before strimming. The weed killer used was questioned as it does not seem to have been effective, however Persimmon didn't know but stated it would be something that was safe to use in an open communal area. There is no evidence of weed killer being used and it was noted that typically the plant needs to be growing for weed killers to work effectively.

This will be raised again by Persimmon with their contractors to readdress and deal with the

encroaching vegetation.

e. ~~Safety signage (Resolved)~~

f. Grass cutting, strimming and general condition.

It was acknowledged that the grass has been cut a couple of times over the summer and in the days before the meeting some more top soil and seed were put into the grassed areas where machinery had damaged the surface.

The condition of the lagoons was highlighted and a suggestion made that Persimmon's contractors need to trim around the outside and under the fence. The gates need to be cleared on the inside as they cannot be opened to gain access if something happens inside the lagoons. Persimmon have advised that the onsite contractors will do this but they also need to fully clear one side of the lagoon. Each year one side needs to be cut back as low as the water level and this will be done on the longest side of each lagoon in the coming weeks.

Jeckyll Road play area

g. Work by CPC to rectify areas under equipment and gated entrance and ROSPA checks. Work still needs to be completed. FirstPort had spoken to CPC and been advised that the work would be done in a couple of weeks' time. We will keep an eye for activity and advised Persimmon that they need to do more to get this issue rectified. As much as CPC are FirstPort's contractor, in this case we see them being accountable to Persimmon who should be pushing for completion of this issue.

FirstPort have advised they are checking to see if there is an up-to-date ROSPA for the park. This also applied to the woodland play equipment which Persimmon need to check for an up-to-date ROSPA.

North West corner

h. Play equipment installation, raising and finishing of the ground underneath. Persimmon believed this had been done. A small amount of soil had been put into the recesses created but not to the extent to raise the surface by about 10cm as discussed. This needs to be done to two pieces of equipment on the grassed area at the end of Reeve Way. Persimmon are to raise this with their contractor.

Also noted was soiling and reseeding the grassed area alongside the path that was compacted when the equipment was installed as when wet, water congregates here.

Woodland Area

i. Removal of waste materials

Highlighted with photos that the waste material in the mound on the North East corner was not removed. It is believed that the contractors have just spread the mound and its contents out, then covered it with top soil. This is indicated by waste plastic material previously highlighted still being visible under the vegetation. Persimmon to investigate and rectify.

Also advised by Persimmon that the landowner still wants to close this corner. The intention is to remove the path that has been made, repair the fence and install a second fence line and plant vegetation to fill the area. It is still not completely clear why the landowner is so set on this being done but it might be linked to the desire for more development on neighbouring fields. This is currently unconfirmed.

j. Resident building & materials on the east side of the woodland.

Waste building materials have now been removed however there is still a question of whether the extension built has encroached on the boundary line of the communal space. Persimmon have confirmed that they approved the plans and the building of the extension as detailed in our TP1 deeds. This was not however raised with SNDC planning and Cllr Roberts will be looking into this further. The property is for sale and any issue with the boundary should be identified as part of checks. We will check what happens and advise if there is any significant change.

- k. Path surface/condition, encroaching vegetation, missing/broken ground rails.
The contractors working on site will address this as part of the works they are doing. Main encroachment that has not been completely cut back is on the East side of Brays Drive around the pine trees and open space. Vegetation has grown into the bark and needs more hands-on work to rectify. Bark will be topped up where needed and play equipment barrier material will be replaced, tidied, and covered.

~~l. Access to the East section of woodland from Chamberlain Rise (Resolved)~~

~~m. Brays Drive West bridge construction issue. (Resolved)~~

General

- n. Site signage - requested, replacement, and missing signs, including Private drives.
Most site signage has now been replaced. Persimmon have also now looked at Private Drive signage and have said they will be getting those that are missing put in place.

It was advised that the Bartram Close sign cannot be repositioned and that putting in a second would affect a property owners garden and was unlikely to be something they would allow.

Request was highlighted again for signage off Albini way / Carpenters Close junction to include a leading to Reeve Way panel. Persimmon still need to see if this can be applied. Also noted was the unclear signage at the Reeve Way / Briggs Mead junction. Particularly that Reeve Way continues to the West of the junction.

- o. Tree replacement, watering, and missing trees.
Residents have been watering the newly planted trees over the summer to attempt to keep them alive. Persimmon said they should have ben watered but there has been no evidence of this and we do not believe it has happened.

Because of trees being removed and damaged, but mostly because of a distinct lack of trees in the North West corner, the site landscaping plans have been looked at. Plans were marked where trees should be planted, then a survey was conducted to see if they were there.



In total there were 116 trees to be planted. Following the survey 80 have been planted (Green dots), 6 additional trees have been planted that are not on the plan (Purple dots). There are 11 dead or questionable trees (Orange dots), mostly in FirstPort adopted areas which will be replaced in November. There are 14+ trees that should have been retained (Red dots) based on the plans but they are no longer there. In total there are 36 trees on the plans that are not on site. Some of these are in or around resident properties so they might have died or been removed.

Persimmon will look at the above plan and details. They wish to check, especially on what happened to the trees that should have been retained. We will await the missing communal space trees to be planted.

- p. Bird boxes, volunteers and Ecologist feedback update.
Residents who have volunteered to have a bird box installed were communicated to Persimmon and Wild Frontiers at the beginning of August with a request to investigate and feedback as soon as possible.

Wild Frontiers advised the following regarding the details about what type and where boxes were likely to be installed.

It is likely that these will be all be 'swift style nest boxes' as these have been shown by research to be suitable for a range of species including the red-listed starling and house sparrows. The places that are best for installing them are on the north, western or eastern aspects of buildings and at least between 2 to 4m from ground level. The boxes need to be away from vegetation as birds do prefer clear flight lines. Although, of course the residents will be asked if they are happy with where we are proposing they are placed and we are hoping to have an ecologist there on the day to advise the contractors who are to install the boxes so there can be a bit of discussion/re-siting of boxes if needs be.

Persimmon have said they are waiting for Wild Frontiers as their ecology contractors to provide them with costs to complete this review. Frustration was raised as to why this hadn't already happened as Persimmon knew it was needed, that this is not an old issue, and one that has been misdirected through historic false information provided by Persimmon. At one point we were told all boxes had all been successfully installed.

Persimmon have advised that once reviewed they will contact the residents who volunteered and have suitable locations. The resident's association has asked for a list to be provided of these locations so that we can advise all residents if they have or have not been selected. Those selected should be told details of the installation details and locations but will have the right to refuse installation if they are not happy at any point.

~~q. Street lights on Briggs Mead base tidying~~

- r. Timescale update on Highways and Anglia Water Adoption.
Anglia Water still have not started the adoption process and this will now happen alongside Elm Farm. We have been advised that the planned linking and shut off controls between pumping stations have been rejected by Anglia Water who wish for all stations to continue to pump as they currently are. Persimmon need to get everything to Anglia Water expectations and standards with no further rectification before the 6 month monitoring can begin. Once 6 months has passed Highways adoption can start. Anglia Waters full adoption period is 12 months after the monitoring starts. Persimmon aim for monitoring to start before the end of the year.
- s. Full handover update.
Full adoption of the management company to residents can only happen after Anglia Water has fully adopted.

~~t. Drainage / Gutter water getting into the sewerage system, ref end of Reeve Way.~~

- u. Clearance of wind-spread building materials.
This has now been cleared from around the field.
- v. Contribution towards residents' administration costs due to continued issues.
Michelle Baker is now thinking about agreeing to this however we have no further information or a timescale on this.
- w. Responsibility of the grassed area on the corner of Reeve Way
It looks likely that this will become management company and therefore FirstPort responsibility as a communal space. It was initially thought Highways would take the area on how it is not thought this is unlikely.
- x. Path rectification on Reeve Way corner and near the old showhouse.
This has now been completed.
- y. Traffic calming, Briggs Mead and Reeve Way
Possible traffic calming measures will be looked at by Persimmon at the point of Highways adoption. It is thought that a speed table installation at the Reeve Way / Briggs Mead junction is unlikely because of curb heights, parking areas, and access points. Other measures might be possible but need to be advised by Highways.

Cllr Roberts advised the council will have the Briggs Mead/Elm Farm entrance road under observation once opened due to concerns about traffic calming methods needed.

7. South Norfolk District Council

- a. Update on other resident associations.
Alders and Birch have set up a resident association for their development and will possibly contact us at some point to benefit from shared communication. Oakwood Park and Elm Farm are getting close to setting theirs up, but no current potential for Phase 1 unfortunately.
- b. Potential planning in the area.

There have been questions about the wooded area between Phase 2 and Elm Farm but no current planning is in place. Notifications can be received from the SNDC planning website for when plans are submitted. We are aware that the landowner has desires on developing the field to the North East still along with the area to the West of Phase 2.

Current plans submitted for 12 containers to be installed at the end of Downham Grove is being rejected. Elm Farm studios were proposing more units to be installed there which included plans for dentist facilities. The question of whether they could realistically get anyone to run a dentist there was highlighted.

Cllr Roberts advised that they do not know what changes may take place under the government but as far as Wymondham is concerned, there is currently a 5 year land supply restriction in place.

- c. Any other council points.
 - i) The question of whether a Bus Shelter could be installed on Norwich Road had been raised by a resident. Council advised that to have one included it would have needed to be part of the initial planning process. Highways will not fund them post development due to costs, but do maintain those that get placed as part of initial plans. There are however potential plans to extend the 30mph zone from the Norwich Road roundabout towards Hethersett, and to put in a crossing at the bus stop to the south side of the road.
 - ii) Cllr Roberts and team are continuing to monitor the ditches around the developments to ensure that they are not blocked. If they are Cllr Roberts is requesting those responsible to rectify the issue with the intention of reducing the risk of localised flooding.

8. FirstPort points to raise.

- a. 2022 Accounts documents.
Accounts documents have been provided and can be seen on the news page of the website www.bgp2ra.uk/news
- b. 2023 Accounts and the credit due.
Still waiting for FirstPort to finalise the accounts and calculate the credits which we expect to happen closer to the end of the year.
- c. Dead tree replacement in adopted areas.
Carly has advised this will take place on 21st November.
- d. Lighting quote enquiry
Still waiting for FirstPort to provide quotes. Expressed annoyance at the lack of reply to this which has taken 5 months so far.
- e. General waste bins for Jeckyll Road Park and North West corner.
Two bins have been requested to be installed.
- f. ROSPA checks on play equipment
Being checked.
- g. Broken fence rails
Advised and CPC should be repairing.
- h. Unmaintained growth around fence along Bartram Close.
The area of weed growth is not a communal space, it is part of the private drive running along property boundaries. The path will become Highways responsibility when adopted with the road. FirstPort will ask CPC to clear the weeds on this occasion.

FirstPort have hired a new maintenance person, Jake, who is going to be a full-time onsite presence for the contractors CPC, working across the three developments.

9. AGM meeting date

Proposal put forward and agreed for the AGM to be moved to the June meeting date. This is typically when an AGM is held as it follows the end of the financial year. We will move our AGM to June extending the roles of Chairperson, Vice Chairperson, Joint Secretaries and Treasurer until that date. If anyone wants to change their roles or apply to take a role before June, please raise with the committee.

10. Questions and any other business

None

11. Next meeting date

The next meeting will be **Tuesday 10th December 2024 at 7.30pm.**
Wyndham Rugby Club downstairs - Lion's Den function room (upstairs meeting room or bar if Lion's Den is unavailable)