



Longbarn Residents Association

Representing Anderson Close, Blackburne Close, Burnet Close, Carpenter Grove, Church Drive, Duckworth Grove, Fallowfield Grove, Freshfields Drive, Guildford Close, Lovage Close, Mayberry Grove, Mullion Grove, Oxmead Close, Pasture Lane, Peasley Close, Saffron Close, Sage Close, Sorrell Close, Station Road South and West View.

Charity Number – 1170309

Minutes of the Committee Meeting held on Thursday 23rd March 2017 in Padgate Village Club.

Present (14): Dermott Lappin, Geoff Orange, Lynn Colter-Howard, Wendy Orange, David Pearson, Linda Lappin, Rosa Dale, Christopher Merritt, Raj Asani, Jack Buonanducci, and Pauline Buonanducci, Ann Sudlow, Bob McLaughlin, John Hill.

Apologies (1): Howard Klein

2. Minutes of the previous Committee Meeting on the website. There is a major problem with the website and the Chairman has requested an extra meeting for this one topic to be held on Wednesday 29th March 2017 at 7pm to discuss a way forward.

3. Matters arising - Correspondence from WBC regarding Litter Bins. 4 Litter Bins have been ordered and should be put in place in next 2 weeks at a cost of £120 each.

4. Committee and Sub-Committee Membership – still no volunteers for the sub-committees which are:

1. The Land Trust & NCA
2. WBC
3. Greencore
4. Social Housing
5. Social
6. Friends of Padgate Station.

5. Neil Williams gave an update on the Comprehensive Maps of Longbarn. It is apparent that not all residents who have taken over parcels of land next to their properties are maintaining them, i.e. those areas purchased from WBC or the WNTDC. It may have become unclear because the area from Boundary to Property has to include a metre to be left free of fencing, building etc., and this has got lost in transfer by change of ownership, sales of properties etc. Details of ownership can be obtained from the Land registry on payment of a fee. WBC do not enforce the boundaries as they have no funds and maintain that they no longer own the land.

Due to this discussion, the problem of Trees was discussed. Neil suggested that the way forward would be to set out some form of protocol or procedure to tackle residents who do

not maintain this land, however, LRA have no jurisdiction on enforcement but volunteers can maybe maintain these spaces with the right equipment etc., and owner's permission. It was also mentioned that WBC and or the Land Trust should become the complainant regarding the trees encroaching on the pathway and on neighbour's property in Mayberry Grove.

Bob McLaughlin to speak to Vicky Cropper (Northern Rail) about the trees near the Railway Cottages at Padgate Station as they are becoming a problem.

6. Treasurers Report – The Treasurer reported the balances in both of our Accounts, the Lottery Fund is transferred to the Main Account as and when needed. The Treasurer to make enquiries as to procedures regarding Bank Accounts now that LRA has charitable status. A trailer has been purchased to help with the maintenance of Longbarn. The treasurer stated that we would have to be frugal in our spending to try and maintain our independence we must remain unbiased but at the same time try and help residents with problems.

7. Lottery Funding – at a meeting LRA had been informed that there is £200m available but that applications over £10k are harder to achieve due to the application forms being much more involved.

8. Trustees Meeting 15th March 2017 – The Trustees and Richard Robinson were currently studying the CIO Constitution. There would be report back to the Committee when this study had been completed.

9. AOB – a) The Lawn Mower has been serviced. It was agreed to purchase a Bush Cutter. It was agreed that this improve the maintenance efforts especially on the embankment on Harpers Road.

b) We have been informed that the provision of a Travellers Camp proposed for Warrington will not be in Padgate, rather that it could be in or around the Lymm area.

c) The shop on Pasture Lane had been informed that the Business Rates were to increase dramatically after being compared with Birchwood Shoppin Complex and Fearnhead Cross Shops. There is currently an appeal in to the District Valuer and it was suggested that the Chairman contact the Parish Council for support/advice. There is an ongoing problem with Parking at the shop and the Chairman is to ask both WBC and Muir Housing for advice in coming to a solution.

The Next Full Members meeting is on 6th April 2107 at 7:30pm

The meeting closed at 9:45pm.