

COMMUNITY ASSOCIATION NEWS

OCTOBER 2023



WESTBURY PARK CHRISTMAS SHOW, SATURDAY, 16th DECEMBER

Rebecca Challappah writes that “the 2023 Westbury Park Christmas show will be bigger than ever this year, featuring a huge variety of singers, musicians and dancers in a charity variety show in aid of One25. As always everyone is donating their time to raise as much for the charity as possible. Along with the performances there will be singalong carols. Waitrose are kindly donating yummy mince pies and our Westbury Park Women's Institute will be running a craft stall of Christmassy crafts, also raising funds for One25.

The show will be from 4-5 pm on Sat 16th December at St Albans Church, Westbury Park. Hope you will come support this wonderful charity and have a lovely Festive time with us”.

COLDHARBOUR ROAD ONE STOP SHOP

The very bright ‘in your face’ wall panels around the new One Stop shop in Coldharbour Road continue to raise concerns, many shared with us. The intrusive lighting has also attracted criticism and this may intensify as the full effect of the lighting is felt as the nights draw in.

- The panels and lights were installed before planning permission for them was granted and the application did not show what the panels would look like. Permission has still not been granted. There are now just over 30 objections mainly about the panels and lights, so we hope those are taken into account by the Council when deciding the application.
- If the application is refused, we will all have to press really hard for enforcement given the lack of Council staff to tackle such things.
- There are also now increased concerns about vehicle and especially pedestrian safety because of the huge delivery lorries that have nowhere sensible to park. People have contacted us about that and we have seen one rather frightening photo of what is apparently happening regularly.

Please keep giving us your experiences and thoughts on the new shop; we will need all the evidence we can muster!

ST. CHRISTOPHER’S

Now the applicants have had their planning application refused, they have 13 weeks in which to lodge an appeal from the date of the decision letter (1st September 2023): almost 11 weeks have now passed. Developers usually appeal immediately after a decision or just before the 13 weeks are up (8th November), so we are keeping a close watch and will let you know as soon as we hear anything.

If they do not appeal, or if they do and the appeal is dismissed, we will keep an even closer watch on what the next move might be!

99, DEVONSHIRE ROAD

This is really just for those living very near the above building.

Although it is satisfying that the flats have now been built there are still a number of outstanding issues to be resolved:-

- The bin enclosures by the side along the lane have not been built. We have been told that will happen soon.
- The plastic gullies to catch water run-off on the edge of their land have plastic covers that are now broken. This could create a major hazard for cyclists or buggy pushers, so we have notified the owners of their potential legal liabilities. We are pressing them to now use metal covers.
- The loose cables and uncovered soil (?) pipes at the front left of the building also need to be sorted out.
- The stone slabs at the top of the lane were damaged by the builders and were clearly dangerous, but it is far too late to try to argue that with them and it is not – as a couple of people have suggested to us – an issue for 99's owners. We and others pressed Highways to repair the problem. They took away one stone slab, laid tarmac but failed to shore up the remaining slab on the side near 99 so it is now loose again – terrible work that we all pay for! We are pressing for this to now be done properly.

The owners tell us that someone locally has been parking on their land. Please avoid this; the last thing we would want is for it to all be fenced off in some way and make that awkward corner even more awkward.

PROPOSED REDEVELOPMENT OF GARAGE SITE, COSSINS ROAD

Revised details have been submitted for the redevelopment of the site to provide six dwellings (planning application no.23/00665/F). Comments on the revised plans have to be submitted to the Council by 3rd November.

Comparing the revised site section and elevation drawings with the original drawings the revisions are hardly discernible. If you made comments on the original plans you may wish to resubmit your comments or to at least say that you adhere to the comments previously made.

To date approximately 20 objections have been made to the proposal and there have been three submissions in support.