



Allestree Update!

456/458 Duffield Rd Demolition of two houses for five houses and nine apartments.

You may recall that Derby City Council Planning Committee accepted their Officer's recommendations to grant consent for this extremely unpopular development, for which they received 78 written objections and many remonstrations from the APG.

In June, our group employed one of the country's leading Barristers to advise us on the Council's adjudication which, we maintain is flawed. As a result of his investigations on this and several other development issues involving Derby and its Council, he has a very poor opinion of their processes and decision making. He continues to tell us that we could win a judicial review application through the high Court, but both he and our solicitor, a Public Law specialist, are unable to provide substantial odds in favour of our being ultimately successful.

We continue to explore all legally enforceable possibilities of stopping this development, and are currently investigating the restrictive covenants, inherent with these and surrounding properties which were originally all part of the Gisborne Estate. It is a lengthy and complicated process, but we are determined, and will keep you apprised of future development.

Allestree's resources are stretched as never before. Doctors are now functioning "outside safe guidelines". They are obliged to take on new patients, but this increases, the waiting time for appointments and stresses the service. The dentists cannot take on any more NHS patients. Local schools are full, and families are already struggling to get children a placement. Roads are chaotic, with the Council providing no helpful solution, and ignoring that there is a problem! Parking at Park Farm shopping centre is stretched to capacity.

Kings Croft and Sandstone

NEWS JUST IN! New Sandstone application lodged: Ref: (01/08/00001) - for 51 houses and a care home. Not available on DCC website as yet, but we will inform you as soon as we know.

Thank you to all those who turned up at the "public consultation" held by Sandstone. It appears that our efforts to include a much wider audience paid off, and Sandstone have acknowledged in their latest letter (available on the web site) that the majority of residents are not happy with this development, and that there is a desire that the existing streetscape on Kings Croft be preserved. Public statements do not necessarily equal agreed plans, and we wait to see what Sandstone really want to do when they present their next outline application to the Council. It is interesting to note, however, that whilst Sandstone have responded to residents with a mail shot, they have not responded at all to the letter from the APG (again, available on the web). It will be interesting to see if they can actually answer the concerns raised!

We have one piece of alarming news – Bob Laxton, our MP and the man that allegedly represents **our** interests, now appears to support this "new" development. I leave it to you to decide whether you think he is representing your views, but a letter in his direction might not do any harm if you feel strongly about this.

We have collated the responses from our questionnaire, and have sent them to Hardyal Dhindsa. Despite copying the letter (also available on the website) to all the councillors. Hardyl responded, stating:

“Thank You very much for the research information you have sent me. As a concerned local resident of Allestree and Chair of the Planning and Transportation Commission I very much appreciate and value the good work your APG group and similar organisations in other parts of the City are doing to highlight these issues. I will ensure this is taken into account in line with the survey that is being conducted by my self and my colleague John Whitby.”

Finally, concerns have been raised about the support form the APG to the development at 17/19 Kings Croft. It is important to understand that whether we like it or not, the law of the land permits development of back gardens. We have explained the situation to Sandstone in a further letter. It is important to note that we objected to the original plans, but because the developer responded to our concerns, we felt that they had done a good job, with appropriate development that respected the character of the area. As such, and in order to point out to the council that we were not against appropriate development, we felt we had to support what was essentially a good application. We would hope that Sandstone have noted this, and realise that good development that actually enhances an area IS possible, without resorting to the bulldozer. If you have comments on this approach, we would very much like to hear them.

Remember to keep us updated on any news so that we can alert others!

Membership – Membership of Allestree Preservation Group has now risen to over 150 which is very encouraging and it continues to grow, showing the level of concern from residents that we should continue to work to preserve Allestree as a semi-rural and pleasant place to live. The most cost effective and efficient means of communication with you is by email. If you have NOT also received this newsletter by email, please check your junk mail box as sometimes bulk posting gets junked. If you would like to have an email newsletter, please log on to www.allestreepreservationgroup.org.uk and follow the instructions to sign up for the newsletter. If you cannot receive email, we will continue to deliver it to you, but PLEASE HELP US TO HELP YOU!

Your membership is valid till 1 September 2008, at which point we will contact you for renewal.

Your contribution and support is of great value and may the APG committee take this opportunity to thank you and wish you

“a very happy garden grabbing free 2008!!”