

# Woolley Grange Residents Association Newsletter

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Following on from the Residents Meeting held on the 24th June at the Cricket Pavillion this Newsletter is to provide an update on the various issues the Woolley Grange Residents Association (WGRA) are currently working on.

## Website and Forum

For those of you who regularly visit the Forum you will have noticed that the website is going through a little reconstruction, the aim of which is to provide a community site which provides details and updates on everything associated with Woolley Grange. The forum is still very much in action and the WGRA would urge you to continue / start using this part of the site. The web address is [www.woolley-grange.co.uk](http://www.woolley-grange.co.uk) and if you scroll to the bottom of the home page you will see the link to the Forum.

A number of residents have stated that they have problems viewing the site so we have spoken to the site administrator to see what can be done. His suggestion is to update the browser we each use to access the internet with, as some older versions won't work – the following are a list of browsers which do work:

Internet Explorer version 7 or higher / Mozilla Firefox version 3 or higher / Google Chrome

These are all free to download and will help your overall internet viewing become a more pleasurable experience!!

## Spoil Tip Planning Application

A huge response from residents in Woolley Grange, Haigh Lane, Windhill Lane, Staincross, Mapplewell and Darton, along with the support from local councillors in both Wakefield and Barnsley, culminated in over 650 objections being lodged against the application for the proposed extension to continue composting at the spoil tip site situated at the entrance to the Woolley Grange development.

As a result, the Planning Committee has decided to defer their final decision until 3rd September with agreement for them to conduct a site visit to review the concerns raised.

The WGRA are continuing to ask for a full and informed Public Consultation, an Environmental Impact assessment as well as bringing to the Planning Committees attention the extensive studies conducted by the University of Sheffield regarding the potential health issues that this type of composting brings.

All residents should have received a newsletter outlining the reasons why we oppose the application to continue composting and we had a great response with the petition that went round the Development. However, individual objections carry more weight than a petition, so we ask that if anyone has not yet lodged an objection, please visit <http://planning.wakefield.gov.uk/publicaccess> click on "Planning" then "Application Search" enter "09/00787" in the Application Reference and follow the onscreen instructions to "submit comments".

If anyone has any questions about the Spoil Tip please get in touch using the contact details at the top of this newsletter.

## RMG/Bovis

At the last Residents Meeting representatives from RMG and Bovis were questioned extensively with regard to a host of issues, as a result they have committed to work with us and provide regular updates outlining what they are doing to resolve the problems we have. The key concerns were primarily with RMG so here is an update on the main issues:

Management Charge: each and every household, regardless of developer, have to pay the Annual Management Charge. There have been some instances where purchasers have been told that they don't pay until the site is completed however the WGRA have been told that this is not correct so RMG are in the process of liaising with each developer and informing them that all purchasers should be paying from day one. RMG's problem is that some developers have not yet informed them who has moved on site, and as a result some residents have not been receiving their annual bill. RMG will liaise with each developer to ascertain who moved in and when and then to make contact with each household to agree next steps. Until RMG have all the information from the developers they are unable to agree to any terms. The WGRA have asked that RMG deal with each case sympathetically and to hold off from using a big stick for those of us who have not paid as a result of being given false information.

Site Responsibilities: there has been a lot of confusion over exactly which parts of the site RMG have taken responsibility for. To clarify they are currently only responsible for the right side of the spine road (the road that starts at the entrance to the development and continues down to where the houses start). No other part of the site has been adopted as, in their opinion, the site is not yet up to standard. RMG have informed us that they are working with Bovis to get this resolved as soon as possible.

Clinic: WGRA have been communicating extensively with Colin Clifford who is the Property Manager for RMG responsible for Woolley Grange. As a result, we should all have now received a newsletter which contains a commitment by Colin to hold a one day clinic on Thursday 6<sup>th</sup> August between 12noon and 5:30pm. The location is the Cricket Pavillion opposite the Woolley Pub. It is by appointment only so please contact 0845 002 4444 to book your slot.

**IMPORTANT DATE FOR YOUR DIARY:** Under the terms of your lease, RMG have organised the first AGM for Woolley Grange on Tuesday 22<sup>nd</sup> September commencing 6:30pm at the Cricket Pavillion opposite the Woolley Pub. The WGRA would like to see as many people as possible attend so we can ensure we hold RMG to account for the level of services and fees.

With regard to Bovis, we have had very little response from them save for a single letter outlining the following points:

- They are working with RMG to resolve issues over who maintains what on the development
- The main spine road should be completed and adopted by the local council by the end of 2009
- They do not wish to support our objections to the spoil tip site as they do not see it as a problem, however they will write to the site owner to remind him of his responsibilities
- They insist that the Childrens Play Area will be sited on the "village green" as per the original planning permission

There are a number of points the WGRA take issue with, particularly the Children's Play Area, so we will continue to address these on an ongoing basis.

We will of course continue to update residents about all the issues once we know more

**The next Residents Meeting is scheduled for Thursday 10<sup>th</sup> September commencing 7:30pm at the Cricket Pavillion opposite the Woolley Pub**