Development Control - TrustNews Sept 2002

Once upon a time there was a narrow little road which had a little kink in it where a narrow little bridge carried the road over a narrow little river ...

One day Somebody in Charge said 'This narrow little bridge is too dangerous for people walking across it because they might get run over by the cars that also use the narrow little bridge. Let's make a footbridge so that they'll be safe". And everybody said "What a good idea!"

One day a year later Somebody Else in Charge said "This narrow little bridge is getting old and is getting unsafe. Let's build a new one." And everybody said "What a good idea!"

Well not quite everybody because there were a few (including the Second Person in Charge) who thought it would be better to design one bridge which would carry both walkers and cars across the narrow little river. But the First Person in Charge wouldn't agree to this because his bridge was already in the pipeline of work to be done.

So a strong wooden bridge was built across the river, right beside the narrow little bridge, and everybody thought it was a very good thing, because not only were the walkers safe but the people in cars could look along the new bridge to see if cars were coming in the opposite direction, which they hadn't been able to do before. And everybody was happy except, of course, the people who thought it would be better to build one bridge instead of two.

And now, sometime in the future the narrow little bridge will be knocked down and a strong brick bridge for the cars will be built across the narrow little river, right beside the wooden bridge. And everybody will probably say "How ridiculous and how ugly! Why on earth was it done like this?

Why indeed? Sadly, this is not a fairy story, but the tale of the bridges of Garnier Road. It is a depressing example of the lack of co-ordination between our two Local Authorities, Winchester City, which looks after the walkers, and the County which looks after the cars.

Shione Carden

Chairman's News - TrustNews Sept 02

This summer edition of TrustNews was originally intended to be more light-hearted than usual. However, as we have recently been criticised over the manner in which we have reached decisions concerning certain controversial planning applications within the City, we are including extracts from the Trust's constitution, which all members of the Trust Council are required to follow. This is a reminder that we give our opinion on planning matters without fear or favour.

We have no objection to criticism of our decisions concerning planning applications because there is nothing more likely to cause diversity of view than a proposal to build something new in our own neighbourhood. But where the criticisms were factually inaccurate, I attempted to correct the errors in a letter, which was published in the Hampshire Chronicle on July 26th.

Minstrels and Friary concern

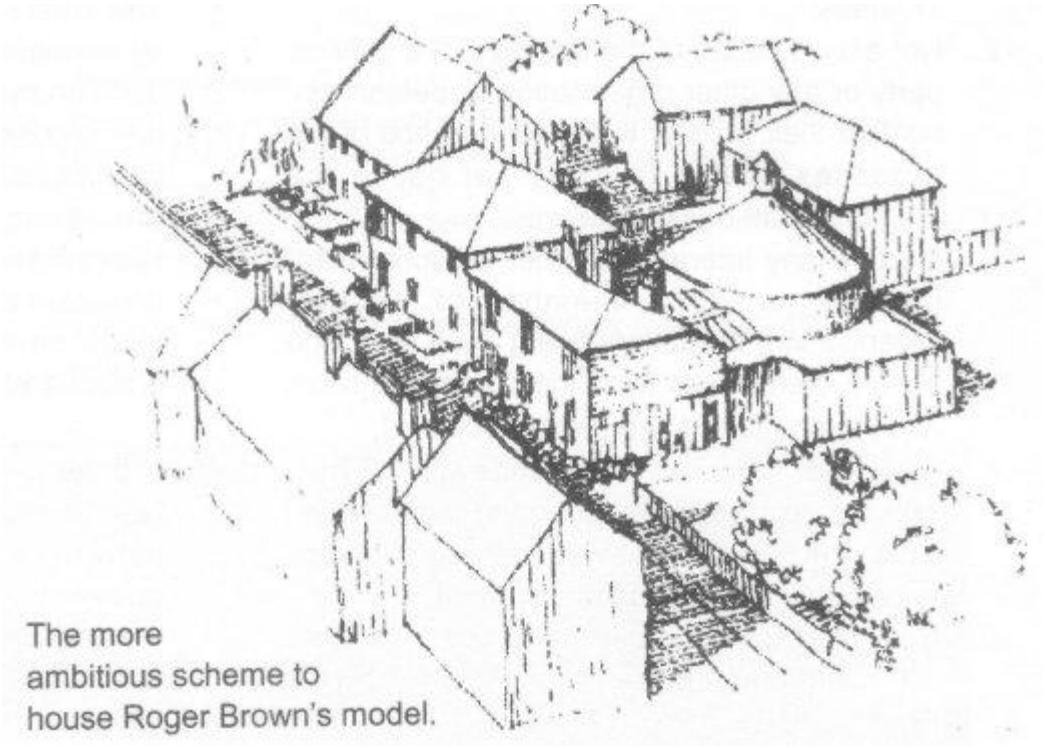
I have received a number of letters from people who are concerned about proposals relating to Minstrels and to the Friary. I have replied to all of them either in writing or by telephone, whether the author is a member of the Trust or not. I am pleased to receive your letters at the Heritage Centre as it indicates to me that we are engaging with our membership, which, incidentally, is rising.

Our support for the proposals at Minstrels was the result of careful examination by both of the viewing panels and the Council of the Trust. There was a presentation of the plans by its architect, Huw Thomas, but he took no part in the discussion that followed the presentation and, as I wrote in my letter, his other proposals have been both supported and objected to since his election to the Council.

City and County Councillors representing City Wards may be elected to the Council of the Trust in the usual way at an Annual General Meeting but they take no part in the process of deliberation concerning the views that will be put forward as our comments to the Planning or other committees of their respective councils. We value the diversity of experience and professional skills of all our membership and seek to make the fullest use of them.

Good news on the Friarsgate front

There is good news to report on the Friarsgate front. Our action group has met the director of Thornfield Properties, Mr Michael Capocci, who is responsible for the whole Friarsgate project. He made a most favourable impression on us with his vision for the development and his willingness to listen. Some of the group have walked around the site and City with him and have given him their views on how the Trust would like to see the site developed. The best news is that he has asked the Trust to consider names to be put forward as the Master Planner for the whole development. I have just sent him the list of names which has been carefully selected by members of the group and by Sir Colin Stansfield-Smith. A member of the group, Ray Atfield, is also to sit on the committee, which will make the final choice.



The more ambitious scheme to house Roger Brown's model.

Trials and Tribulations

In addition, Mike Capocci has agreed to be the main speaker at our AGM on Monday 4th November. His subject will be "The Trials and Tribulations of a Developer in Winchester". When Mike first met us, he gave a demonstration of just what complexity there is in carrying out the role of a developer. Please make a note of the date, come and hear what he has to do and what he hopes to achieve and join in the discussion.

We are delighted that, thanks to the Hampshire County Council, Roger Brown's model of Winchester in 1870 is on view in the Great Hall daily until September 1st but the need to find it a permanent location is no nearer to being met. The Trust Council has not yet discussed the suggestion illustrated in this issue but perhaps it will prompt other ideas or encourage members to lobby the City Council to find this treasure a fitting permanent home in Winchester.

Nick McPherson who organises the Trust's summer walks has illustrated features of this year's diverse programme to date. Those who attended will recognise the individual views and others will we hope enjoy the drawings for their own sake. Below we reproduce an idea from Huw Thomas to provide an exhibition space for Roger Brown's model of 1870 Winchester in the Heritage Centre car park. Many members will remember that in 1996 the Trust obtained planning permission and applied for a lottery grant for a more ambitious scheme to house the model on the site. The money was not forthcoming, largely due to lack of Local Authority support, so we understand that this more modest proposal is intended to be self-financing.

Anyone wishing to see the model can do so any day (including Sunday) between 10 am and 5 pm until September 1st in the Great Hall.

Roger Backhouse

Memorandum - TrustNews Sept 2002

Extract from the Memorandum of Association of the City of Winchester Trust Ltd.

The Trust's objects are to promote and foster the amenities of the City of Winchester and its surrounding area by seeking to conserve the character of the City by preserving and protecting its buildings, spaces and things and by sponsoring and encouraging rebuilding and redevelopment in accordance with the best architectural standards and the character of the City and surrounding area and for such purposes to acquire, repair, rebuild or sponsor the acquisition, repair or rebuilding of any building, space or thing which is worthy of preservation as being of local, historic or architectural interest; to apply for preservation orders in respect of buildings, trees or otherwise.

Code of Conduct - TrustNews Sept 02

Extract from Code of Conduct adopted by the Council of the Trust

Members of the Trust Council must:

1. Fulfil their statutory responsibilities as Charity Trustees:

2. Not act on behalf of the interests of a political party or any other organisation or person, but confine their actions to the furtherance of the 0 purposes of the Trust as set out in the Memorandum of Association:

3. Declare any interest (whether personal commercial, or as a member of another organisation in matters being dealt with, and absent themselves from the committee room while such matters are being discussed;

4. At all times conduct their dealings with the Trust with the sole object of furthering the declared aims of the Trust, and avoid any action leading to personal gain or aggrandisement;

5. Not divulge any matter discussed in Council which has been declared confidential by the Chairman:

In order to pursue the planning objectives of the Trust, the Council has evolved the following general guidelines:

The decision-making role in planning matters lies with the elected representatives in national, county and district councils as they alone have the authority and the personnel to carry out what they have decided.

The Trust seeks to have a role in this process by endeavouring to inform and influence the decision makers.

It is impossible to influence elected members by outright confrontation and insisting that they are wrong. Influence is only obtained by reasoned argument.

If we wish to influence the decision-makers, we must earn their respect by seeking to understand what they do and the way they do it.

In order to understand what they do we should keep in close touch with councillors, officers, transport experts, architects, developers and, above all, with our members and all local residents.

Since the Trust's foundation in 1957 we have sought to include architects, councillors and transport experts on our Council so that they can offer their wisdom and experience in our deliberations.

We also welcome the attendance of representatives of the Planning department at Trust Council meetings for relevant items on the agenda.