

Minutes of MPRA Annual General Meeting

Held on Tuesday 29 April 2025

At Magdala Tennis Club

1. Apologies, minutes of last meeting, matters arising

Apologies: Jen Guiver, Mike Read, Emma Baker.

Members Present: 44 Committee Members Present: 5

Howard introduced the meeting and explained that representatives from Nottingham City Council and the Police had been invited to attend, but had not responded. However, the MPRA Committee would take forward any issues raised relating to Council services or anti-social behaviour, as appropriate.

Minutes of the last meeting, held on 25 April 2024, were agreed as a true record with one minor amendment on page 5 (it was Kerry Turner, the outgoing social media manager, who had relaxed the rules around posting on Facebook, not Jen Guiver). (Proposed: Nurinder Sharma; Seconded: Debra Sprague).

No actions arising.

2. Chair's Report (Howard Davies)

As the committee currently had no Chair, Howard gave summary of events over the past year. Two social events for members had been held – a summer barbeque at Magdala Tennis Club, and a post-Christmas party in January, at the Ukrainian Centre. Both had been well attended and successful. Howard thanked Bee Sanghera for her work in organising these.

Two newsletters had been published, sharing local issues and successes, thanks for Leena Kore Schroder's considerable efforts in pulling content together.

The committee had considered running Open Gardens this year, which had previously been organised by another group (though supported by the MPRA). A Facebook poll had been conducted to establish the level of interest, but not enough people had been willing to open their gardens, so it had been decided to put this on hold and maybe reconsider next year.

The current committee was rather small, with no Chair in post and no replacement for David Podesta, who previously had responsibility for tree planting, but there had been two recent new recruits, Farnoosh Shahrokhshahi and Emma Baker, which was promising.

3. Treasurer's Report (Howard Davies)

MPRA was in a strong financial position, with £3,500 in membership subscriptions taken last year. This was in large part due to Leena's big push on chasing overdue fees, and also the full benefit of the fees going up to £10. A member commented that the tone of Leena's emails was always friendly and gentle, which was much appreciated.

The cost of the newsletter was largely offset by advertising from FHP and other sponsors and small businesses. Funds were also used to cover food and entertainment for the social events mentioned above.

For a few years, Howard had been holding onto some funds donated by members towards the cost of planting trees via the Stump Up campaign. However, the Council had not asked for this money and it was now unlikely they would. It may therefore be used for planting more saplings, to fill some of the gaps. A small amount had also been held for the gardening group, which is no longer in existence, and this money had now been donated to RHS Wisley.

Overall, the finances were simple and there was a healthy bank balance. Historically MPRA's accounts had been independently checked by a member who was a professional accountant. However, he had now retired and was unable to do this. Howard had advertised for a volunteer to audit the books but no one had come forward. The cost to pay a firm of accountants to do this was over £500, which Howard felt to be excessive, bearing in mind the simplicity and small sums involved. He therefore proposed dropping this requirement in the revised Constitution (see below).

Accounts approved (Proposed: Farnoosh Shahrokhshahi; Seconded Linda Boston).

4. Carrington Cavaliers Cricket Club (Shoaib Azad)

Shoaib joined the committee of the Cricket Club in January, at which time the Club agreed change was needed; in particular they needed a better relationship with residents. He gave some background: two clubs, Carrington and Cavaliers, merged about two years ago. They had four adult teams – the top team competes in the premier league, the second team in the next down, and the other two in the league a few below that. They had one member who plays for England and another in the England youth team, which they were very proud of. They ran several youth teams, including teams for girls, which again they were very proud of, since only around 25% of clubs run girls' teams. Local residents are welcome to come along, watch games and speak to club members. The club has use of another site in Bilborough, also a Council owned site, but it is not as nice. Residents can support the club by paying a subscription for social membership (currently £100 per year).

Debra Sprague noted that noise levels have increased generally, with increased use of the ground, but the real problem had been use of the tannoy system last summer. She asked if Shoaib was aware that Pete McEvoy, Environmental Health Officer, had written to the club confirming that tannoy should only be used for emergency notices,

not for commentary. Shoaib was aware and said, once they knew the tannoy had caused disturbance, the club had taken the decision it was not to be used at all for league games and will tell that to any third parties hiring the field for competitions. If it is used, it will only be for presentations and urgent notices. No music should be played on the ground over speakers. Debra thanked Shoaib for this confirmation. A resident commented that we should be celebrating the successes of the club, as being at the heart of our community.

Shoaib advised that the club's lease on the site expires in 2028, at which time it is likely that they will apply for renewal. It would be very helpful if residents support the application. There is a covenant in place which stipulates the ground must be used for sport. Shoaib advised that the members of the club who, a few years ago were keen to purchase the ground (and some MPRA members may recall a public meeting relating to this) were no longer involved with the club and this was no longer an option.

Debra said it would be helpful to publish the dates for tournaments, significant matches and also regular training sessions, so that residents can work around them. Shoaib said they already publish these on their website, and they would also be published in the next MPRA newsletter. They were also erecting a noticeboard at the entrance to the ground, which would provide information. This again was welcomed.

5. Council/Police Issues

Although no Council or Police representative was present, Howard asked if anyone wanted to raise any issues for them, which the committee would then take forward.

Martine Hamilton-Knight asked when the road repairs on Mapperley Hall Drive would be finished. The manhole covers were still raised and the previous speed humps were missing. Kerry Turner said she had spoken to a workman and asked him this but had been told that the new way of working adopted by the Council meant that roads are not being tarmacked. The plan was to lower the ironwork so the road was level, and then to put the speed humps back in. The loose chippings would remain. Members were concerned about this, as loose chippings can damage vehicles' paintwork. It was also noted that the area around the roundabout on Mapperley Hall Drive still had a lot of potholes, and there were also nasty potholes on other roads, such as Carisbrook Drive.

Nurinder Sharma asked the committee to pass on thanks to the team that maintains the roundabout planting on Mapperley Hall Drive.

On anti-social behaviour, the general feeling was that the situation had improved. No other issues were raised.

6. Membership (Leena Kore Schroder)

MPRA membership was currently 325, with 184 fully paid up, 83 still to pay the subscription for this year, and 57 who had not paid for 2024 or 2025. Leena was focusing on the 57, and had already individually emailed reminders to those for whom she had email addresses (200). This was the most secure method. The remaining 125,

for whom Leena only had a house address, would receive a letter through their doors. Leena would chase any non-payments for the next few months but remove from the membership those who, by the end of the year, had not paid for either 2024 or 2025. The next newsletter would include a request for people to provide up to date email addresses.

Leena noted that Facebook membership currently stood at 908, against MPRA membership of 325. Whilst these were separate things, it was concerning.

7. Planning (Mike Reade)

Mike's job on the Committee was to offer advice to the Committee or MPRA members on Planning Applications, Building Regulations and the Party Wall Act. In Mike's absence, Ellen Turner read a short report on planning issues as follows:

When Mike hears about a contentious Planning Application for a project in Mapperley Park, it could be contentious for:

- a. *A neighbour to the project.*
 - *In this situation, Mike gives informal, without liability advice to the neighbour if that neighbour is a member of MPRA.*
 - *In certain situations, Mike feeds back on the conversation to the Committee.*
- b. *The project owner.*
 - *We don't get many of these!*
 - *In this situation, Mike gives informal, without liability advice to the building owner if that owner is a member of MPRA.*
- c. *The wider community of Mapperley Park.*
 - *In this situation, Mike makes a value judgement of the project on behalf of the committee.*
 - *He emails the committee and seeks consensus and, if necessary, he amends his judgement.*
 - *He then sends the Planning Officer the MPRA Committee views on that project.*

A current example of Mike's work is the planning application for the Mercure Hotel car park development into student flats at the junction of Mansfield Road and Magdala Road.

In September 2023 the Planning Department received an application for a six-storey block. It falls into the category of being contentious for the wider community of Mapperley Park. The application was brought to our attention by a local resident in early May 2024. In late May 2024 Mike emailed seeking committee consensus for a critique of the scheme which was then sent to the planners a few days later. Our critique focussed on:

- *Use*
- *Scale*
- *Townscape*
- *Vehicles*
- *Local Economy*
- *Noise*

In the middle of February 2025, the planners received amendments to the application. Whilst the community consultation period is now closed, with large projects of this sort, it is common for the planners to receive and acknowledge comments outside of this period, so they may still accept comments from local residents and from the committee. Mike wrote to the planners again, as this new application changed the design in its scale. One floor was removed making it 5 storey. The Mansfield Road façade was moved back into the site by around 3m. Instead of projecting forward from the front face of the Mercure Hotel by around 10m, it now projects forward by around 6m. Whilst the height of the proposal has reduced, its closeness to Mansfield Road will make it feel like a more dominating building than the Mercure Hotel.

4. *All Planning Applications go through a consultation process both within the Council's own departments and within the community. We know for a fact that our committee stance carries some weight within the Council and with Councillors.*
5. *Mike has told us that, as always, he looks forward to you bringing projects to his attention. Just email a member of the Committee and we will forward it to him.*

Mercure Hotel Site

With regard to the Mercure Hotel site, currently traffic enters the car park on Mansfield Road and exits on Magdala Road. Paula Bedborough remained concerned that under the proposals traffic will be forced onto Mansfield Road and go through Mapperley Park. Also, with no car park available, residents of the new student block will seek to park on the street, intensifying the parking issues on roads outside the residents parking zone, such as Tavistock Drive and Carisbrooke Drive. There was also concern about the impact of activity on the site both during the day and at night, from taxis and deliveries, as well as at the start and end of term. Several members felt there was already a saturation of student accommodation in the area, with universities losing numbers. It was mooted that there was currently a reported surplus of 5,000 student beds in the city.

It was also suggested that Mike could provide a template, via email to members, on Facebook and the website, for concerned residents to submit to the planners, stressing the traffic concerns and also the characteristics of neighbourhood as a Conservation Area.

One member asked if an environmental impact study had been conducted, assessing impact of this development on local services (such as water and rubbish collection) and wildlife (for example bats and owls).

Another asked whether it would be possible for residents to have a face to face meeting with the planners and/or Councillors to raise these concerns.

Action: Howard to suggest to Mike that MPRA writes to the planners again highlighting these issues, and to provide a template for members to write to the planners themselves.

Following the meeting, Mike agreed to take the following actions:

- **To submit further comments to Zoe Kyle, the Planning Officer, on behalf of the MPRA**
- **To draft text that individual members could send, by letter or email, to the planners**
- **To ask for a meeting with local Councillors to discuss the development proposal**

Bowling Green Site

Members asked whether MPRA was aware of the current planning consultation relating to the old bowling green site on Mansfield Road. The consultation period would last for a couple more weeks. Ellen Turner noted that the committee had met with Nick Grace and Dan Lacey of Machin Planning Consultants in November 2023 to discuss proposed development of this site. At that time, the consultants wanted to give MPRA a 'heads up' but the plans were very vague – they did not know how many properties would be proposed, the size and design, or the nature of the residents. The consultants understood that residents may have concerns, but assured that they would keep MPRA in the loop as plans developed. Clearly that had not happened.

Action: Howard to ask Mike to consider this proposal and advise accordingly.

8. MPRA Constitution (Howard Davies)

The MPRA Constitution had not been reviewed since its inception and the committee felt it was time to amend the document to:

- Update the language and the aims of the MPRA
- Widen the remit
- Provide flexibility as to the committee's make up – the original version provided for 9 committee members but currently there were only 5, and it had not been possible to fill the Chair position
- Outline the various committee roles
- Remove the requirement to have the accounts checked by an accountant
- Update the subscription fee and set out what fees may be used for
- Include a process for winding up (missing from the original)

A draft was circulated for discussion. The following amendments were proposed:

- Include a clause to the effect that if a member fails to pay the subscription fee for two years, they will cease to be a member.
- 10 members required to attend the AGM in order to be quorate.
- The committee to have no less than 5 members; no less than 3 members required to be in attendance for a committee meeting to be quorate.

With the above amendments, the draft Constitution was approved by a greater than two-thirds majority vote.

9. Election of Officers

The Chair position remains vacant. However, the amended Constitution provides for the existing members of the committee to cover the role until it can be filled. All current members of the committee were willing to serve for another year and were re-elected (Proposed: Mark Jenkinson; Seconded: Doug Black)

The committee would welcome any offers to become involved. If any member would like to discuss how they can contribute, please speak to one of them or email the current MPRA Secretary, Ellen Turner at ellent.turner10@hotmail.com.

There being no further business, the meeting closed.
(Minutes taken by Ellen Turner)