

Head of Legal + Democratic Services,  
Trafford M B C  
Town Hall, Talbot Road,  
Stretford M32 0YU

Dear Sir,

I am writing to object to TBC plans to sell part of Newton Park, and sell Watling Gate, a listed building, badly neglected by the Council. Ref L/WP/2405530.

I am a local resident since 1971, and have used Newton Park for healthy recreation on an almost daily basis since then.

I am concerned about the secrecy and lack of consultation regarding these plans. There has been minimal information of this process and residents views have not been sought. The plan to change the use of the building and surrounding public park land into a business and possible residential use (i.e. possible development for housing at a later date) is contrary to the express wishes of the benefactor Lt. Col. Charles Edward Newton, who bequeathed the house and land to the people of Timperley. It is also contrary to the peaceful residential nature of this area that a business should be set in our midst. Every house in this area has a covenant that no business shall be conducted from the residential premises. Why should this be different for Watling Gate? On what legal premises? How can you overturn the covenants placed on the land and building by Lt. Col. Newton? He specifically wanted the community to enjoy his house and garden/park - not a business.

3  
If a business were to be run from Watling Gate it would cause great nuisance to local residents with increased traffic down residential streets, and more on road parking. The roads are heavily congested already due to <sup>the</sup> Romana Square development, and a great number of driving schools using our roads daily for tuition. I envisage a great increase in traffic and parking on Keys Road, Banbury Drive and Rochester Drive, causing annoyance to residents, and danger to our children and grandchildren. The increase in traffic will cause further dangers to the children attending our local primary school on Friesten Road. One of its main entrances is on Keys Road, for the youngest children.

I have lived at my present address since 1979 and have used the pathway from Rochester Drive/Banbury Drive through Newton Park to Keys Road almost daily and am very concerned that many other people as well as myself will experience a loss of amenity if this public 'right of way' footpath will be permanently closed off. I am wondering, on what legal basis can the Council do this?

I am concerned that the council have given a preferred status to private developers. The change of use applied for opens the door to future development of our Park. Brenda Houlaghan (Councillor) said a further plot of land was a good site for affordable housing - adjacent to the house (and garden <sup>plans</sup>) on Keys Road. Are there any future plans for this? At what stage are they in the development of the park? Are there any preferred buyers in the pipeline? Will the Council consult with local residents at an early stage in the process? Are we already past the early stages of this process?

I am concerned that the business (Yoga-Pilates etc) is a low profit business. It seems to me that these people will use the premises for a short while and then sell up to a developer, creaming off enormous profits for themselves. There are many alternative premises for such a business in this area. There are many, many, alternative uses suggested for the future of Watling Gate. Ask Ian Trickett, former Parks Officer, about the Public Meeting at Park Road School on 7th October 2004. He went away with dozens of suggestions and wishes of local residents. None of these were for a private house with garden and business. All of them were for community use.

The house (Watling Gate) was a private residence for many years for a Council employee and his family. Why can this not be possible again? It could become a non-profit care home or residential home for Trafford people. This would satisfy the Covenants made upon it by Lt. Col. Newton. Park Road Primary School have previously expressed interest in using it as an extension for educational purposes - parent and community activities included, as intended by the benefactor.

The final alternative is drastic. Raze the building to the ground by demolishing it - a legacy to the neglect of T. B. C. over the last several years.

At least the people of Timperley will keep their open space.

I await your reply,

Yours sincerely