

St. George Neighbourhood Partnership Development Sub-Group

Minutes of Meeting – Monday, 9th January, 2012 at 7pm

Attendees: Susan Acton-Campbell (SAC), (AR), David Read (DR),

Apologies: Ann Radnedge, Abdul Razak Dahir (ARD), Jon Usher (JU)

Minuted by: Susan Acton-Campbell

1. Previous Minutes

Minutes from the meeting of Monday 5th September 2011 were not yet available. SAC to provide in the near future.

Action (1) SAC.

2. Creating a Neighbourhood Development Plan for St. George Neighbourhood Partnership

The first step is to complete an audit of community resources accessible to the neighbourhood partnership. JU to contact John Bos to agree the time frame within which to review the data supplied by John Bos's team on the council mapping system for completeness and errors.

Action carried forward from the last meeting. SAC to check with JU whether he wanted this action to stay with him or whether there is another way forward.

Action (2) JU

SAC had attended a VOSCUR meeting in December which John Bos attended. Assets of community value were discussed at this meeting. In summary Bristol City Council will have a list of assets of community value which, if they become available for sale, a community will have the right to make a bid for this asset. The community group will have 6 months within which to make the bid. More details are on

<http://www.communities.gov.uk/publications/localgovernment/assetscommunityvaluestatement>

DR and SAC agreed this made it all the more important to record important local resources. All members of the group lack time but DR and SAC will attempt to verify and extend the list provided by Jon Bos. SAC loaded the list to Google and gave access to DR following the meeting.

Action (3) DR SAC

SAC had also had a small amount of briefing on the Localism Bill at an earlier VOSCUR meeting. The notes circulated at that meeting can be seen on

<http://www.communities.gov.uk/publications/localgovernment/localismplainenglishupdate>

4. St George Baptist Church - 11/3605/F

This application was rejected by the planning officer with very clear reasons most of which would appear to be rectified by a change of the plans to admit more light to one dwelling and the

rest by Section 106 payments to mitigate various impacts. The planning officer's ruling seemed completely appropriate from DR and SAC's perspective. The planning officer's statement can be seen on the documents obtained by entering the planning reference 11/03605/F on <http://planningonline.bristol.gov.uk/online-applications/search.do?action=simple>.

5. St George Baptist Church - 11/05333/F

Just before Christmas the same architect, David Beresford-Smith, left a telephone message for SAC to let her know another application for St George Baptist Church had been submitted. According to Bristol City Council records the application was received 20.12.2011. On SAC's return from on 8/1/2012 she received paper plans in the post. These were reviewed by DR and SAC at the meeting. The plan has changed so become 11 flats instead of 12. There is one 3-bedroom flat, 2 x 1-bedroom flat and the remaining 8 flats have 2 bedrooms. All are maisonette style, i.e. covering 2 floors.

DR and SAC agreed that subject to relevant section 106 contributions being made the application should have the support of the development sub-group in providing housing in area where it was needed and using an existing building that was currently in a poor state of repair, where some community space had been retained and refurbished to a level where it could be used.

The sub-group would again complain about the lack of pre-application consultation. The architect has only ever supplied plans to the group after applications have been submitted rather than before, which would be more helpful and potentially cost-saving.

SAC to draft a response for review by the group. The standard consultation expiry date is 24/1/2012. SAC and DR to review the online application to find out what else has been documented.

6. Development in Brook Rd - 11/01729/F

SAC reported that she attended the Development Committee meeting considering this application. The meeting details are on

https://www.bristol.gov.uk/committee/2011/wa/agenda/1207_1400_wa003.html

SAC raised the two issues of particular interest to the sub-group, lack of provision of pedestrian crossings and solar panels for water heating and electricity. Highways response re. the pedestrian crossings was they believed they had obtained reasonable contributions with the widening of Crofts End Rd. The response re. solar panels was that low cost housing was of higher specification than private housing so that solar panels would be on the low cost housing but currently this was not a standard that could be required of private housing, despite the higher costs of retrofitting.

The application was approved.

7. Barton Hill Field Pre-application

SAC had emailed Jayne Harding of Aspect 260 Ltd for information and had received no response.

8. Recruitment to the group

The recruitment posters approved by the group are in St George Park, Kingsway Precinct and the library. No response as yet.

9. Next Meeting

Monday 12th March at 7pm. SAC to check venue with ARD as discussions at the SGNP away day had indicated meetings should be at public venues.

Action (4) SAC