Planning Meeting Notes 31st January 2018

Apologies – Don Alexander, Charlie Brown

Present – Jon Morris, Alison Bromilow, Steve Ware, Chris Chard, Phill Chard, Kate Royston, Jo Sargent, David Forbes(Robin Cousins consultant) Julie Morgan

No Conflicts of interest were advised

Previous minutes agreed

**Robin Cousins Site, West Town Road** – David Forbes, planning consultant for the owner attended, he was aware of the points we were concerned about. Current owner has had the site since 2011, was given permission for warehousing and extension to the buildings, but, due to a fire this has not been ongoing. A permit has now been given to demolish the damaged buildings. Lee (owner of site) runs a storage site in Bristol, using shipping containers for public use.

**Access** – land under the M5 bridge is owned by Highways, there will be security inform of fencing formed by the containers and hedging(4.8m high), also locked gates, possibly key pad operated. They will need to liaise with Highways regarding the front access gates, but, agreed with Group that due to past problems with “travellers” setting up camp there, security is very important. Entrance to site will be via the A4 Portway

**Neighbours of site** – owner/architect hasn’t contacted them as yet, again concerns re security, residents are upset about the view of the site, owners were surprised that the site could be seen from neighbouring properties, this was discussed with them, Jo explaining in more detail due to contact from local residents who were concerned, also that site could be easily accessed which is also a concern.

**Opening hours** – ideally 24hrs, for the 200 units(maximum when fully up and running) out of hours access needs to be discussed, 24 hr opening is preferred, but meeting felt 7am – 10pm would be more realistic and less disturbing for neighbours, due to security lighting,(this will be 2ft above top container, downward facing LEDs). Asked about a possibility of a group visit to another site advised this should not be a problem. Containers will be 20ft x 8ft x 8ft

Suggested community use would be great, would it be possible to move their business to industrial area, but this would not be commercially viable, also would be difficult to sell the land, which then become more of an eyesore than it currently is.

**Office** – on site office would be manned 24hrs a day to start with, this would then reduce to possibly 8am – 6pm

**Use of Containers** – group raised a query as to whether the use would be monitored as did not want to see business being run from them, Lee and David said they did not want this either, would be storage only, but, did mention about an area where someone uses one for business but also looks after the security of the site.

The containers would be brought in a few at a time, possibly 10 – 20, using the rest of the site for storage of caravans/boats etc, and gradually replacing these with more containers, group felt the positioning of these first ones would be of importance.

It was felt that very important to ensure that there is no breach of the neighbouring properties privacy from containers at the higher levels

A question was raised regarding installing the containers, would the access road be difficult to negotiate, but, owners assured the Group this has been thoroughly looked into using the Portway/West Town Road access. Rent will be around £25 per week.

**Contact** – suggestion that a leaflet drop was made to all the neighbouring properties and football club, advising and illustrating the proposals, with the possibility of having a meeting with the residents @ the football club to enable any issues to be discussed and resolved, also to have a visual interpretation available. Suggested that David contacts Ash Bearman of SCAF as this is on the Shire/Avonmouth border.

They will not be going for a pre-app, but, straight to Planning Application. Access t the site to be agree with Highways.

**Planting** – asked if planting on the top of the containers would be possible, ie wildflowers bee/wildlife friendly, to give a better aspect for neighbours and to help improve the site and area surrounding, this will be considered. 2 high containers around the perimeter will help prevent noise/disturbance for the neighbours.

**Community support** – Group suggested that the company become involved with helping community projects, which would aid communication within the village.

**122 Portview Road** – as we have an extension to the comment time on this, Chairman was asked to raise concerns regarding access for the disposal of waste, a suggestion that as the ground floor was not being used for living accommodation, possible waste bin area and parking? Noise/pollution at the higher level flats from the trains/docks? Height of the proposed building not in keeping with the immediate buildings around it.

**Sims** – They have submitted their planning application following the consultation at the Community Centre, again we need to put group comments on this as well as individual, regarding height of fencing to further prevent dust/noise for the neighbouring properties.

Raise our concerns regarding the loading of ships, possible to include a baling plant to enable cubed loading/containers/or magnetic loading instead of grab?

Contact neighbouring businesses to see if they have had problems with dust and ask them to put in comments on the proposals(possibly Wessex Transport)

**Day Group** – The inspector has agreed to this going ahead, but did mention the level of noise from loading @ Sims Metals – full report is being sent to all concernec.

**A.O.B** – Hansons – had a fire on site this week about 4am and are looking to expand their site due to the Hinkley project – application no 17/06088f – again we need to put our comments on – dust/transport movements/operating hours till 7pm Mon-Sat, but they want 30 days a year out of these hours, need to query this, and ask that not consecutive days.

Group will invite Nicola Beech to our next meeting as we feel it would be good to meet and talk to her about our village

Toilets in the park – possible part of the Port money – need to get these opened, a local business is interested in this – is there a possibility of Community Asset Transfer to aid this or help with funding from the Port Company/bus Company?

Next meetng – 28th Feb 7pm @ St Andrews Church Hall

Feelings were that it would be good to see it use for a community facility ie BMX track or similar.

Discussion regarding Day Group Enquiry, group expressed disappointment that the EA had come to an agreement with them the night before the start of the enquiry and agreed this does not help with trust/transparency/openness between residents and the EA. Result of enquiry is due during January.

Sims exhibition was discussed, need to watch for the planning app also to check on permit to ensure we make all our points/concerns etc public for this. Concerns raised regarding the explosions/haz waste permit, but major concern was the the loading process wasn’t being changed or brought upto date, group/residents to make sure we comment on this and suggest baling the metal before loading which would make storage/loading etc easier and possibly less noisy and dusty for residents an cost to company may not be too expensive or possibly magnetic loading?

Questions to ask may include – loading drop height - permitted/agreed level

Use of water suppressant/higher fencing ie 20ft acoustic on dockside to reduce noise and possibly dust impact on residents

There being no other business – group agreed next meeting would be 31st Jan 2018 @ St Andrews Church Hall

Next Meeting – 28th Feb 2018 @ St Andrews Church Hall 7pm

Notes for next Agenda :