Planning Meeting Notes 20th March 2018

Apologies – Don Alexander, Jo Sargent, Charlie Brown, Kate Royston, Julie Morgan

Present – Jon Morris, Alison Bromilow, Steve Ware, Chris Chard, Phill Chard, Colin Chapman (BCC – local plan)

No Conflicts of interest were advised

Previous minutes agreed

The meeting welcomed Colin Chapman to our meeting to discuss the Bristol Local Plan review, in general and how it affects Avonmouth. He brought with him a map of the area, which highlights the different areas of our village, which we can keep for future reference.

This plan will be open to consultation at various times, but, initial comments are due by 13th April, followed by a further consultation October/November 2018. The Revised Plan is due to be published in Spring of 2019, and as long as the Inspector’s review is agreed, will be adopted in 2020, as this Plan does have legal status. It can be viewed on the BCC website under Bristol Local Plan.

In general the group felt the sections of the Plan which apply to Avonmouth include good ideas for shaping future development, and will submit our comments via email to [blp@bristol.gov.uk](mailto:blp@bristol.gov.uk), council website is: [www.bristol.gov.uk/localplanreview](http://www.bristol.gov.uk/localplanreview).

The main concerns being:

**HMO’s** – we feel that article 4 relating to these, needs to be extended to include Avonmouth, in light of the increase in warehousing which increases the number of jobs etc here, and to protect family homes from being converted into multi-occupancy, although, the group felt that new builds, such as the conversion of the police station, being used for flats is good for the area and the village, and would encourage this, as long as the “village feel” was protected, and people were encouraged to become part of the community to keep the village alive.

**Portview Road/Industry** – this was felt to be a major issue, and thoughts were to try to find a way to encourage businesses to move onto the Industrial area further down, and, look to encourage some sort of housing on the land once it became vacant, allowing for the planning regs regarding “flood risk” etc. With this in mind, we want to actively encourage good communication with business whilst keeping a dividing boundary between certain types of business and residential area.

**Hallen Marsh** – The plan includes a possible Nature Reserve @ Hallen Marsh. The group felt this would be good, but, asked if it would be accessible to residents in a similar way to the nature reserve @ Portbury, also if this would be a for runner to the Container Port that the Docks are planning, as it may encourage wildlife to re-locate?

We were shown that there is a possible 30 hectares of Greenfield land that could be used for industry, this is to be covered in more detail in the Autumn 2018 consultation.

**St Modwen** – access 18 – possibility of more warehousing – concerns raised by the Group regarding roads/ need for good transport links/Henbury loop etc.

**Sims** – Stephen gave an update following his communications with Susannah Pettit (planning officer) and advised he has raised our comments to Peter Westbury. We are trying to find out if the land used for storing/loading of the metal is owned by them or leased from the Docks, email to be sent to John Chaplin regarding this and inviting him to our next meeting to give an update regarding the Port and their future plans.

The group were advised to contact local Councillors and Darren Jones (MP) to ask for the planning application by Sims to be “called in” to committee, to allow some residents to voice their concerns and raise the issues we have, and to highlight the problems that are already in existence.

We also need to press for account to be taken of “CDS13” in the Local Plan revisions which relates to dust/noise pollution to be applied to this and all new applications near Avonmouth village area.

Next Meeting – 25th April @ St Andrews Church Hall 7pm

Notes for next Agenda :