Planning Meeting Notes 22nd MAY 2019

Present – Jon Morris, Steve Ware, Chris Chard, Julie Morgan, Alison Bromilow, Jo Sargeant, Don Alexander, Phill Chard, Kate Royston, Andrew & Pete representing St Mowdens

No Conflicts of interest were advised

Previous minutes agreed

1. Andrew & Pete introduced themselves to the meeting, and gave a run down of the history of St Mowdens in Avonmouth, site acquired in 2003 from BZL, and have steadily delivered new business on the site since. The brownfield site has been cleared and buildings ready to occupiers, 3.5 acres, they also own 15 acres by Wessex, ready for future developments in the area.

The Council want to allow 60 hectares for business development as part of the “Local Plan”, and this is shown on th consultation documents, and has been discussed with Lewis Cook of BCC

Questions raised re access to the site, which should be mainly via the new M49 junction, which is due for completion in Dec 2019 – although some traffic will still use Avonmouth Way, via St Brendans roundabout.

Looking to see if its possible to facilitate a bus route/bus only access as well, to encourage use of transport and make it easier for local workers. There is various “bike to work” schemes, some of which have a grant, run by local groups, the Foodbank is one of these.

Buildings on site are rented from St Mowdens, who carefully manage the site. This area is a prime site for warehousing and is set to become the biggest warehouse site in Europe, so council happy to encourage business there.

Questions re the “slag heap” etc from BZL, meeting were told that this land is regularly monitored for lead levels etc in the landfill, and developed land is being agreed with the EA as well to ensure all is safe.

Ground level water run off still goes through an effluent treatment from brown field sites

 Except for the water through the new drains for buildings,

Asked about “Flood Defence” scheme, again all developments within the site are discussed with EA, who advise re regulations relating to flood risks etc, but, green lanes will be retained, even if this means having to slightly re-route them – to ensure public right of way is kept, this is due to flood constraints.

Ponds could be created to capture rainfall which drains naturally off site, any petrols etc are captured and cleaned before going into the rhines.

Question raised around “beewise” and possibility of landscaping around new buildings to protect wildlife/ecology in the area, and it was felt this would be done with an aim to better this rather than lose it. Green roves were discussed, but, due to the weight and cost this makes this unviable and not necessarily energy efficient, given the structure of the roof.

The site currently employs around 1000 people, and it is hoped this will double, they also follow the “inequalities impact”

New Earth Solutions own their building, this raised a question regarding fly problem experienced by residents also the strong smells sometimes witnessed, and meeting asked if St Mowdens would also report any problems to EA, as we are aware Asda have, as this would be seen as a good thing by the local community.

The gates to access Access 18, are open one end, but, now operated by Automatic Number Plate recognition at the other, instead of key code, as this prevents the site being used as a “rat run” area.

Andrew & Pete have said they would be happy to arrange a tour of the area/empty units for the meeting, which we agreed would be helpful, as it would also allow us to see the green areas that are created around there for the workers.

1. The Sustrans consultations were discussed, differing views on their proposals, Christine advised the meeting that she has asked Iain Stewart to go on a walkabout around the village with a couple of residents, to discuss the ideas in more details and to explain what residents are describing/proposing, he has agreed to do this. Bike scheme and the toilet block were mentioned at the consultation
2. Wessex water pipe – this was discussed as we have been invited to send representatives to a meeting on 11th June about this, John & Stehen will attend and advise at our next meeting of the outcome. There is also a presentation at Shire Planning Group on 12th June 7pm, which Christine & Stephen will go along to.
3. Councillors mentioned S.I.L. monies, and that as a group we should think about applying for some of this for use in our village
4. No reply as yet from James Norman @ SIMs, so will contact him again

Next Meeting – 26th June 2019 @ St Andrews Church Hall 7pm

Notes for next Agenda :

Apologies received from Alison