



Avon Local Councils' Association
Larger Councils' Group 13th September 2018

1. Welcome and Introductions

Present

Merle Bathe Taylor – Patchway Town Council
Eve Orpen– Patchway Town Council
Elaine Martin– Patchway Town Council
Mike Drew- Yate Town Council
Jeremy Blatchford – Nailsea Town Council
Deborah White – Chief Officer

Apologies

Roger Loveridge – Patchway Town Council
Clive Parkinson and Bob Griffin – Thornbury Town Council
Darryl Collins – Filton Town Council
Robert Taylor – Filton Town Council
BoB Symons – Chairman

2. Developing Terms of Reference for the group and action planning

Taking into account the low attendance at this meeting, it was agreed we should find out from other councils re interest - reflection on attendance at last meeting.

3. Correspondence from the West of England Mayor and agree next steps

Points of discussion included

- The plight of Somerset CC. and potential inclusion of Mendip into BNES and Sedgemoor into NS
- Patchway Town Council tried to convene a meeting on A38 with Mayor which was unceremoniously declined. Where is the traffic going to go? The lack of infra structure and the future negative impact on existing communities. This Mayor was elected on traffic and transport ticket – website. He needs to take a stronger stance and solicit the support of Local Council to influence Developers as they are only interested in their small patch – not looking at impact on whole area and the need for an integrated infra structure.
- The potential siting of Bristol Arena will just add to the significant problems local communities are already experiencing

- Patchway Town Council has also written a letter to Mayor re the ice rink proposals at Cribbs Causeway
- Nailsea is surrounded by the Somerset levels – environmental issues. All new traffic all be feeding over 3 bridges, its already an hour and half journey into Bristol. There are no integrated flood plans
- With proposals for 4,000 houses our staff won't want to live here and so losing jobs. 50,000 employees aren't going to use the Metrobus. Locals can't afford new housing
- New central government rules are encouraging smaller and medium sized developers, which will lead to less joined up thinking in terms of infrastructure.
- Over levying in schools – based on historical take up.
- NS expansion of airport.
- The % of housing proposed in rural areas.

WECA need to involve Local Councils more closely as they know what is going on at a very local level- give us a formal role within the WECA. Involved in scrutiny

It was agreed that ALCA would book a slot at the Combined Authority public question time. 3 working days before. ACTION CO to Book a slot

4. Items on the NALC Larger Councils Committee
 - a. Impact on the withdrawal of Local Council Tax Scheme
SG one more year contribution tapering down. £250,000 benefit over duration. Reduction of grant from Gov. NALC lobby successful in getting the grant in the first place – if got in early gov would have recognised impact of scheme and got difference made up.
 - b. Survey of super councils - Services and asset transfer from the Principal Authorities
Noted
 - c. Urban parishing – benefits of having a Local Council
NALC gaining support for urban parishes – changing legislation so the UA cannot say no if desire shown.

5. The potential for the delegation of Planning decisions to Local Councils

The authority to make planning decisions can be delegated to another authority in the same way the provision of libraries etc., can be. Minor household applications, change of use, has been delegated to Hornsea Town Council (the second in the country). The cost of appeals, training, quasi-judicial capacity, a Local Councils role in campaigning on behalf of local community were all raised as issues for further discussion. It was agreed to encourage Local Councils to put on their agendas for discussion to gauge support and interest.

The suggestion of asking someone from Hornsea Town Council to come to the Larger Councils Committee as a speaker was made.

6. To share experience of enforcement with regard to new developments and the provision of Open Spaces.

One issue is that residents are being charged a service charge before the services are provided. With Section 106 agreements the Open Spaces should be provided before half estate complete.

In SG a Developer is paying SGC for an enforcement Officer to check that conditions are being met.

New development Management Committees for freehold sites were discussed. These Management Committees are not regulated and could potentially charge what they like – what might seem to be a modest charge when home owners but, could potentially escalated in future years without restraint.

In some instances services usually provided by SGC are being charged for. In terms of Open Spaces the residents are paying for land used by everybody.

Where Open Spaces are located can be an issue e.g. where there is an oil pipe line that can't be built on will be the play area i.e. very linear plot. Open spaces are also being put in flood retention ponds.

Crest Nicholson response and meeting – would hand to SG (planners won't allow). Portishead – difficulties with Crest Nicholson.

Charlton Hayes (Patchway) – Bovis Management Committee does not respond to problems with litter, dog mess etc., and so the issues are brought to the Town Council. BMC will not be tackling until the development is finished – will take ten years! Unmade up roads. Houses on access roads will be paying for roads into rest of estate – paving with bricks!

One strategy / bargaining power could be publicity to point out the issues, threatening putting off potential buyers

Small pockets of developers difficult to negotiate with. Small play areas. There a need to involve the Safeguarding Children's Board.

Current National Planning Policy means that Local Authorities can't force developer to pay. SGC are lobbying central government to change planning guidance.

ACTION – Need to talk to EGTC, Thornbury, Locking Churchill Nailsea Yatton, Weston Super Mare

7. Date and location of the next meeting
Spring in B&NES