

# Bristol City Council

## Minutes of the Area Committee 4

13 September 2018 at 5.30 pm



### Members Present:-

**Councillors:** Nicola Beech, Fabian Breckels, Asher Craig, Mike Davies, Kye Dudd, Jude English, Ruth Pickersgill (Chair) and Paul Smith

### Officers in Attendance:-

#### 1. Election of Chair

Cllr Ruth Pickersgill was elected as Chair

#### 2. Apologies for Absence

Apologies for absence were received from:

Cllr Shah  
Cllr Hickman  
Cllr Pearce  
Cllr Johnson

Chair confirmed that the meeting was still quorate.

#### 3. Terms of Reference

It was RESOLVED that the Terms of Reference be formally adopted.

It was noted that the ToR had already been through full council and each area committee operates under the same principles.

#### 4. Declarations of Interest

Cllr English declared an interest in St Werburghs City Farm



Cllr Breckels declared an interest as a member of Friends of Trooper's Hill, but that he was not involved directly in their bid

Cllr Craig declared an interest in the Café with toilet scheme in St George's Park

Members made the general point that several of them had an interest in projects in their ward (as is natural for Ward Councillors) but had no formal position in those projects

## 5. Public Forum Statements

Russ Leith re: Castle Park Security NOTED

Lucille Leith re: Castle Park Security NOTED

Erica Norris re: Castle Park Security, Castle Park Playground, Fairfax and Union Street speeding NOTED

Mark Ashdown re: Tree Planting. Mr Ashdown provided a commentary on his statement, requesting funding be allocated to planting trees in 22 sites across the AC4 area.

## 6. Reports on Proposed Decisions for Councillors

There was discussion about Redcliffe Hill underpass and debate over whether it would qualify for CIL funding requirements. Legal advice being used by transport officers is that it would not qualify, but this was disputed by some members. The advice was not made available to Councillors and there were no transport officers available at the meeting.

Some members were concerned that this a priority identified by residents at a public meeting and therefore it was not appropriate the project was not being developed as a Stage 2 Proposal for the Area Committee by Transport because it was not on their 'offer list' to ACs. Some members felt the advice on eligibility was vague and incorrect e.g. that CIL couldn't be used to fund gating of the underpass.

As the committee cannot agree a proposal without a report, an additional meeting was requested with an appropriate report from transport colleagues.

**Action: Keith H**

Members also asked that the legal advice provided to Transport officers about CIL eligibility should be made available to AC4 councillors

Members were asked to note ongoing projects then approve each proposal in turn.

ALL PROJECTS were NOTED

FUNDS AVAILABLE were NOTED



KH noted that there was more funding available than in May and all proposals could be approved within the current envelope. For each proposal, the committee was asked to choose whether to use s.106 or CIL.

A question was asked about the Old Market planning area, which is included within Area Committee 4. Money from Old Market has to be spent there, but the rules are not clear. A meeting in May sketched out the limit of the CIL, with 2 pots generated by OMPA. Funds were not committed then, but the Chair has confirmed it was able to be spent. OMPA has generated £90k, which is currently unallocated.

**ACTION** KH to ask officers to flag in reports when OMPA funding is available or appropriate and to explore how to work with the Old Market Neighbourhood Planning Forum around their CIL funding for future AC decision making .

### **ITEM 1 St Pauls Adventure Playground Bakery and Teaching Kitchen**

Members noted that landowner permission for the development was pending for this project. This is due to BCC retaining ownership of the building and needing to give permission as landlord. The CAT process for transfer to the lease to APE should also be finalised.

£100,000 of CIL funding:

AGREED subject to landlord permission (Bristol City Council)

### **ITEM 2 Scrapstore Accessible Access Routes**

£29,764 of CIL funding:

AGREED

### **ITEM 3 St Werburgh's City Farm Infrastructure Investment**

Questions were raised on whether staffing and management costs of this project were eligible under CIL. Propagation place may not qualify. St Werburgh's City Farm indicated that replacement of groundwork and the repair of the roof on the community building could be substituted for the staffing costs proposed in the Stage 2 Proposal, which would be eligible for CIL. At some point within a capital project there may be revenue costs.

AGREED – conditional on submission of quotes for the groundwork and roof repair capital spend that evidence expenditure that meet CIL criteria up to £43k approved.

**ACTION** – KH to liaise with farm and circulate details to members

£42,954 of CIL funding:

AGREED

### **ITEM 4 Castle Park Improvements**

Members commented that the proposal had very little information compared to those submitted by external organisations.



Members agreed that improvement to park security was badly needed, with large amounts of people traveling through it being put at risk. Richard Fletcher confirmed that a Safety Plan is needed for Castle Park.

Noted that Castle Park does not have a support / friends group, so there is no one lobbying on its behalf. It would be helpful for members and officers to set one up.

Concern was raised that there is no mechanism for officers to prioritise AC decisions so they could end up on the back burner.

**ACTION** KH talk to officers to make sure proposals for area committees have an appropriate level of information

**ACTION** Richard Fletcher to flesh out proposal and circulate to members

£30,000 of S106 funding indicated as available in the report  
AGREED

#### **ITEM 5 Gateway Improvements to Stapleton Road Station**

Members asked proposers about their engagement process. They confirmed that they spoke to local people, attended the Barton Hill Community Space prioritisation meeting, then Festival of Solutions on what community wants to see. Accessibility is the key issue for this station and the hope is these improvements will help future bids.

Members asked whether the improvements would employ local labour, but infrastructure on Network Rail sites is subject to their tendering process. AC asked this project to report back what they've achieved.

£200,000 of CIL funding:  
AGREED

#### **ITEM 6 Improvements to Barton Hill Boxing Club Building**

£45,000 of CIL funding:  
AGREED

#### **ITEM 7 Hannah More Primary Community Extension**

£90,000 of CIL funding from monies generated within Old Market Neighbourhood Plan area:  
AGREED

#### **ITEM 8 Troopers Hill Path Improvements**

£25,000 of CIL funding:  
AGREED



## ITEM 9 St George Café Facilities Improvements

£89,526.36 of CIL funding:

£56,339.64 of S106 funding:

- 06/05045 / 77 and 97 Nags Head Hill, St. George / ZCD: £713.83
- 06/05045 / 77 and 79 Nags Head Hill, St. George / ZCD: £1,817.55
- 05/03952 / 144 - 150 Church Road, Redfield / ZCD: £14,130.46
- 05/05057 / 176 to 180 Church Road, St. George / ZCD: £15,039.14
- 12/00801 / 345 to 347 Church Road, St. George: £629.18
- 05/04006 / Blackswarth Road, St. George: £23,807.29
- 07/03886 / Rock House, Bethel Road, St. George: £220.19

Total: £145,866:

AGREED

### Priority items not coming forward to the meeting

Members requested an additional meeting to resolve Redcliffe Underpass and Tree Planting and S106 allocation. KH cautioned that the issues were on two different timetables that may not be able to be paired. Tree planting was unlikely to qualify as urgent in the legal sense. There is no report on tree planting and the tree team may not have the capacity to plant them this season.

**ACTION** KH to coordinate additional meeting on Redcliffe Underpass and Tree Planting and clarifying S106 outstanding spend (together if possible)

KH informed members that a review of Area Committee process, including feedback from councillors and public, would start in November. Members confirmed they were happy to have full project details for Stage 2 proposals and found this helpful.

NOTED public sector equalities duty

Meeting ended at 6.50 pm

**CHAIR** \_\_\_\_\_

