

Area Committee 1

16th October 2023



Report of: Ellie Stevens, Community Resources Manager

Title: Area Committee 1 First Formal Meeting 2023/24

Ward: Area Committee 1 wards: Avonmouth and Lawrence Weston, Clifton, Clifton Down, Hotwells and Harbourside, Stoke Bishop, Westbury-on-Trym and Henleaze

Member Presenting Report: Councillor Geoffrey Gollop

Recommendations

1. Note the progress update on previously-approved AC projects and the publication of 6-monthly updates published on BCC webpage (Item C)
2. Note the CIL and S106 monies available at 31st August 2023 (Item E)
3. Note the Outline Proposals submitted this year, and BCC Officer comments on these
5. To consider which Outline Proposals falling within the Neighbourhood Development Plan area of Lawrence Weston to invite to Stage 2 full project proposal
6. To consider the approval of funding for the Proposals submitted for consideration, including any conditions which the committee may wish to attach (Item F)
7. To note the legal information concerning the Public Sector Equality duty in reaching all its decisions (Item H)

Summary

This report sets out the available funds for allocation by Area Committee 1, and lists the proposals to be considered at the meeting of the Committee on 16th October 2023.

The significant issues in the report are:

- Area Committee 1 is in deficit of general CIL funding for 2023/24.
- Councillors are asked to consider Outline Proposals that fall within the Neighbourhood Development Plan area of Lawrence Weston
- Councillors are asked to consider a full proposal for S106 tree funding



A. Background

1. Six Area Committees were approved at the Full Council meeting on 20th March 2018 to hold delegated decision-making powers over non-earmarked Section 106 and local Community Infrastructure Levy (CIL) funds.
2. Area Committee 1 consists of the councillors representing the wards of Avonmouth and Lawrence Weston, Clifton, Clifton Down, Hotwells and Harbourside, Stoke Bishop, Westbury-on-Trym and Henleaze.
3. Each Area Committee will meet formally twice a year to make decisions on the awarding of local CIL and S106. 15% of CIL generated within each Area Committee area is available for spend. Those parts of an Area Committee which have a formally adopted Neighbourhood Development Plan receive 25% of the CIL generated within the defined border of their Plan to support their identified infrastructure priorities.
4. Information about Area Committees, CIL and S106 processes can be found on the BCC website at: <https://www.bristol.gov.uk/people-communities/local-decision-making>

B. Terms of Reference

5. The Area Committee Terms of Reference were approved at Full Council on 20th March 2018 and adopted at the 2018 Area Committee on 3rd October 2018.
6. The Area Committee Terms of Reference were updated in August 2023 with the following clause:
 4. Procedure rules Meeting arrangements
 - 4.1 Area Committee meetings will normally be held twice a year. These meetings will be supported by Democratic Services

C. Progress update on CIL & S106-funded projects approved at previous Area Committee Meetings

7. Progress updates are published every six months on previous schemes approved by the Area Committee. The latest was published in August 2023. The next will be published in February 2024. Updates can be found at: <https://www.bristol.gov.uk/people-communities/area-committee-progress-updates>. The community Resources Team have provided additional updates on community projects.

See Appendix 5 for additional information and updates

D. Allocation of CIL and Section 106 Funds

8. A timetable and process for developing Outline and Full Proposals for funding from CIL and S106 resources for 2023 was agreed and started in April 2023. Councillors have worked with their communities to identify potential projects. AC1 is in deficit of general CIL. The committee will consider only outline proposals that fall within the Lawrence Weston NDP area to invite to submit full proposals, for consideration at the second formal meeting in February 2024.

9. This meeting will focus on decision-making on tree replacement using earmarked Section 106 funds, which can be planted in good time when the winter planting season begins and which would be unacceptably delayed if decisions were put back to the February Area Committee meeting.
10. These S106 Tree proposals are presented for decision by the Area Committee in this paper.
11. The cost of replacement tree planting is: £1,041.66 per tree
12. The Committee will also consider time-sensitive S106 funding (see below).

E. CIL and Section 106 Monies available to Area Committee 1 at 31st August 2023

13. CIL available:

At the end of 31 August 2023 there was an overall sum of £59,925.57 available to Area Committee 6, which breaks down as follows:

- For General AC1 expenditure: -£2,528.26
- For Lawrence Weston Neighbourhood Development Plan expenditure: £134,114.94

See Appendix 1

14. Section 106 available:

At the end of 31 August 2023 there was a total of £83,614.38 uncommitted Section 106 agreement monies available for AC1, of which £62,024.17 is designated specifically for tree planting and tree replacement.

See Appendix 2

15. All S106 agreements are legally bound to be spent according to the Purpose of the Contribution so can only be approved for projects which met these conditions.

16. The Committee is asked to note the following time-limited S106:

Permission / Site / S106 Code	Contact Officer	Contribution value	Time limit	Purpose of contribution	Allocations
18/03622 / Former College Site, Stile Acres, Lawrence Weston	Mark Sperduty (Area Highways Manager)	£21,590.21	24 Mar 27	The design and implementation of Road Safety Cycle improvements in the vicinity of the Development	None

F. 2023 Stage 1 Outline Proposals submitted for consideration

17. 22 Outline Proposals were submitted to Area Committee 1 for consideration, as follows:

Ward	Number of Outline Proposals submitted
Avonmouth and Lawrence Weston	11
Clifton	3
Clifton Down	2

Hotwells and Harbourside	0
Stoke Bishop	1
Westbury-on-Trym and Henleaze	1
Multiple wards	3

18. As Area Committee 1 is in deficit of general funds, these proposals will not be considered at this meeting and will be deferred for consideration when funds are available.

See Appendix 3

19. The Committee is asked to note that a proposal was submitted to multiple wards in Area Committee 1 as part of a city wide initiative for the installation of Defibrillators. **See Appendix 6 for supporting statement from Great Western Air Ambulance Charity**

Project Code	Project Type	Name of organisation / person	Project Title	Brief description of the project	CIL amount requested (£)
AC123P55	Community	Great Western Air Ambulance Charity	Provision of Public Access Defibrillators	The project provides 6 defibrillators to contribute to a city-wide pool of public access defibrillators to be installed in every ward, working with local Councillors to identify suitable sites. Fully funded, the project could provide 1 defibrillator per Councillor (70 in total across Bristol). The funding would provide for the purchase of equipment including a secure case, installation, registration with the national database to ensure visibility to 999 service and local training.	£10,800.00

20. The Committee is asked to consider the following Outline Proposals that fall within the Neighbourhood Development Plan area of Lawrence Weston:

Outline Proposals received for Lawrence Weston NDP Area – 2023/2024

Project Code	Project Type	Name of organisation / person	Project Title	Brief description of the project	CIL amount requested (£)	S106 Amount Requested (£)	Notes from BCC Officers
AC123P13 2	Community / Parks	Lawrence Weston Neighbourhood Planning Forum	Skate Park Improvement	Delivering much needed improvement to an existing but run-down local amenity, providing much needed facilities to Lawrence Weston. The project in short will deliver Recreational Opportunities, Community Engagement, Safety and Accessibility, Economic Benefits and Urban Development and Revitalization.	£70,000.00	£10,000.00	<p><i>Community Resources:</i> Proposal falls within the Lawrence Weston Neighbourhood Plan area. There is no relevant S106 available for this project.</p> <p><i>Parks:</i> The Parks Service is supportive on this proposal. Total project cost £223,490 capital £217,333 commuted sum £6,157. Proposal: To improve the tarmac area to the skate park and the flat "practice" area of the pump track facility (NOT the track itself, gravel areas or the ball games area). To provide and maintain an extension to the skate park to include repositioning 36m and extending 13m of fencing, 1no. pedestrian self-</p>

							<p>closing gate, new half-pipe skate ramps with central spin wall approx 10m x 16.5m x 1.6m max height and 4m of 2m wide tarmac access path. NOTE: Soil test required to confirm if the ground is uncontaminated, if contamination is found it will substantially increase cost. NOTE: tarmac hard surface pricing, whilst we have allowed for the major adjustment of the Highways contract SOR rates in September 2023 it may effect Stage 2 pricing.</p>
AC123P133	Community	Lawrence Weston Neighbourhood Planning Forum	Ridingleaze Rejuvenation Planning	<p>The renovation of the badly run-down, 70 year old, Lawrence Weston retail centre is a major objective of the Neighbourhood Development Plan. This proposal is to deliver a practical vision of the “masterplan”</p>	£10,000.00	£0.00	<p><i>Community Resources:</i> Proposal falls within the Lawrence Weston Neighbourhood Plan area.</p> <p><i>Planning:</i> CIL needs to deliver tangible results; feasibility studies or design work can be funded</p>

				needed to coalesce discussions with the stakeholders as well as allow BCC's otherwise resource-challenged Regeneration Team to support the regeneration efforts with experienced support and guidance.			retrospectively if the work undertaken results in physical improvements. Cannot be "up-front" funded.
AC123P135	Parks	Lawrence Weston Neighbourhood Planning Forum	Support Mountain Bike Track Implementation	Providing a mountain bike track, adjacent to the LW BMX Track, was identified by the work for the LW NDP and included as an important objective to improve the recreational amenity available to local people,. Matching their clear existing interest, and raising Lawrence Weston's value both to residents and in the estimation of outside citizens.	£5,000.00	£0.00	<i>Community Resources:</i> Proposal falls within the Lawrence Weston Neighbourhood Plan area.

AC123P13 6	Community	Lawrence Weston Neighbourhood Planning Forum	Motorcycle Trials Area Support	<p>The Motorcycle Trials Area project seeks to establish a dedicated space for motorcycle trials riders in our community. Trials riding is a challenging and exhilarating motorsport that requires riders to navigate through obstacles using skill, balance, and precision. Currently, our community lacks a designated area where riders can safely practice and hone their skills.</p> <p>This will help eliminate or reduce anti social riding in our community, and through consultation we already know that this is important to the residents of Lawrence Weston.</p>	£5,000.00	£0.00	<p><i>Community Resources:</i> Proposal falls within the Lawrence Weston Neighbourhood Plan area.</p>
AC123P13 7	Community	Lawrence Weston Neighbourhood Planning Forum	LW Community Hub Outfit Upgrade	Greatly improved capacity to deliver badly needed community practical skills	£50,000.00	£0.00	<p><i>Community Resources:</i> Proposal falls within the Lawrence Weston</p>

				and education training, along with support for residents pursuing handicraft based enterprise.			Neighbourhood Plan area.
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21. Recommendation: That the Area Committee considers which Outline Proposals falling within the Neighbourhood Development Plan area of Lawrence Weston to invite to Stage 2 full project proposal

G. 2023 Stage 2 Full Project Proposals: for decision

22. Proposal 1: Tree Bristol Tree Planting Proposal

Name of project proposal	Delivery group	Ward and site	Full Proposal £ delivery cost	CIL requested	S106 requested and the codes
Tree Bristol Tree planting	TreeBristol – Bristol City Council	Aylminton Walk , Avonmouth & Lawrence Weston Redland Hill , Clifton Down Clifton & Durdham Downs , Clifton Down Clifton & Durdham Downs , Clifton Down St Oswalds Road , Redland Westbury Park Primary School , Westbury-on-Trym & Henleaze Clifton & Durdham	£ 40,624.74	N/A	TOTAL: £ 40,624.74 18/04599 Land at Corbet Close, Lawrence Weston , £891.84 16/04096 Fmr Rhodia Site, Kings Weston Lane, Avonmouth , £2,488.03 15/01681 Queen Victoria House, Redland Hill, Redland , £34,967.80 15/02984 St Georges, Great George Street, City Centre , £3,099.46 18/02600 9 Melrose Place, Clifton , £1,865.14

		<p>Downs , Stoke Bishop</p> <p>The Avenue , Stoke Bishop</p> <p>Whiteladies Road , Clifton Down</p> <p>Clifton & Durdham Downs , Westbury-on-Trym & Henleaze</p> <p>Eastmead Lane , Stoke Bishop</p> <p>Mariners Drive , Stoke Bishop</p> <p>Belvedere Road , Westbury-on-Trym & Henleaze</p> <p>Devonshire Road , Westbury-on-Trym & Henleaze</p> <p>Henleaze Gardens , Westbury-on-Trym & Henleaze</p> <p>Redland Green , Redland</p> <p>Clyde Road , Cotham</p> <p>Edgecumbe Road , Redland</p> <p>Brandon Hill Park , Hotwells & Harbourside</p> <p>Anchor Road , Hotwells & Harbourside</p>			<p>17/07088 St Mary's Hospital, Upper Byron Place, Clifton , £15,124.52</p>
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		Hotwell Road , Hotwells & Harbourside			
		Argyle Place Park , Clifton			
		Clifton & Durdham Downs , Clifton			
		Observatory Road , Clifton			

For full proposal see Appendix 4

23. Recommendation: That the Area Committee considers the project proposal submitted and whether to approve full or partial funding to deliver this project or not.

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H. Equalities/Public Sector Equality Duty: Legal Information

24. When councillors decide how CIL and Section 106 is spent they should have due regard to the Public Sector Equality Duty that applies to all public bodies. This duty is contained in the Equality Act 2010 and came in to force on 6 April 2011. It replaces previous equality duties under the Sex Discrimination, Race Relations and Disability Discrimination Acts.

25. The duty means that councillors are required to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited under the Act
- Promote equality of opportunity between different groups
- Foster good relations between people from different groups

26. The duty covers the following protected characteristics:

- Disability
- Sexual orientation
- Age
- Gender reassignment
- Religion and belief
- Sex
- Race
- Pregnancy and maternity
- It also applies to marriage and civil partnership, but only in respect of the requirement to eliminate discrimination and harassment.