

**DRAFT MINUTES of a Meeting of the FoBRA Committee
on Thursday 12th November 2015 at 6.30pm in Widcombe Junior School**

- 1 Welcome** for our guest speakers with 22 representatives and observers (+2 later; see details on back page) was by Nick Tobin, Vice-chairman, in the absence of the Chairman to address the B&NES Council. Consequently it was proposed that item 3 on the Agenda be considered after item 5 and this was agreed.
- 2 Tracey Cox, Chief Officer of our NHS Clinical Commissioning Group (CCG)**, was introduced by Mark O’Sullivan, our lead on health matters. She explained that there were 211 CCGs nationally, responsible for planning and commissioning health care services in their areas. The Bath and North East Somerset CCG, with an annual budget of £220m for 196,000 people, is co-terminus with the Local Authority. More information about the CCG is at <http://www.bathandnortheast Somersetccg.nhs.uk/about>. The CCG and Council are jointly completing a major review of community health and care services – *Your Care Your Way*. **Barry Grimes, CCG Communications Manager**, distributed literature about the vision, priorities, and questions and how to comment. Further information may be found at <http://www.yourcareyourway.org/> or by emailing barry.grimes@nhs.net.

| Questions / Comments | Answers |
|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Nick Tobin: Why all correspondence by post? Jan Shepley: Can agree a date but they still send a letter and later a text! | We are moving a bit but still a long way to go. Our aim is to be ‘paperless’ by 2020. |
| Charles Draper: Given the two elements; who would be the person to bring them together to get good care planning? | Clinicians will increasingly meet to oversee the care plan because GPs are going to be fewer - In 2010 2/3 of GPs were over 50. |
| Ceris Humphreys: Consultation pre-supposes the ability to get one e.g. dementia cases who can’t speak for themselves. | We try to engage with ‘hard to reach’ groups like Age UK dementia support workers. |
| Mark O’Sullivan: 14 Priorities identified. How do you analyse? | Analysis methodology not too scientific. Top few are focused upon. |

Nick thanked Tracey and Barry for the time and trouble in elucidating these important matters

- 4 Planning and Development Control: The Planning Brief**, circulated with the Agenda, was noted – and amplified by Nick as follows:
- a) **43 Upper Oldfield Park**: As one of the conditions of withdrawing the demolition enforcement order, the Council’s Development Management Committee (DMC) would impose a further enforcement order if the building work was not finished properly.
 - b) **Mulberry Park** – Northern Boundary: CURO convened a meeting to discuss the screening of this huge development from its northern neighbours in Widcombe, Greenway and Bear Flats attended by Nick Tobin, Jan Shepley and Mark O’Sullivan who reported that they had queried the flexibility of the development’s new tree planting plan of 263 trees and, in particular, the development’s dwelling heights of 2.5 storeys. CURO appeared to have taken it for granted that outline planning permission had given them the authority to build to that height; Our representatives did not share this view..
 - c) **Planning Applications**: About 200 planning applications are submitted to the Council each week or about 1,600 between FoBRA meetings. Nick scans all of these, focusing on major developments and those which may affect Residents’ Associations.
 - d) **Kingsmead House (APEX Hotel)**: The developers had submitted a ‘Non Material Amendment’ (NMA) to their planning application to reduce the height / quality and other specifications because costs had soared and they had to save money. A slight reduction in height and many other minor changes had been approved.
 - e) **Still pending** are fairly major planning applications to develop the:
 - i. **Ensleigh** former MoD site (210 place primary school and 95 homes);
 - ii. **Bath Press** site (244 homes and commercial space); and

- iii. **Roseberry Road** (175 homes plus retail/employment space).
- f) **Acqueye:** Architects/developers outline plans to build a single pod elevatable version of the London Eye on a tiny island just to the west of the rec and near the sluice gate had been published in the Chronicle to many people's horror. The developers are also looking at other sites and plan to submit formal proposals in Feb or March 2016.
- g) **Former St John's School, Pulteney Rd:** On 4th November the developers held a consultation on a plan to accommodate 190 students. Details are still awaited but, quite separate from the debate on student housing and the lack of a strategy, the outline architectural plans seemed in keeping with the adjacent law courts.

5 Engagement

- a. **The Chairman's Report** previously circulated was adopted without dissent.
- b. **Visit to MP in Parliament** on Thursday 29th October. The Secretary reported that a group from nine different associations and two spouses were welcomed to Westminster Hall by Ben Howlett MP with his PA and Research Assistant. Some had earlier listened to Commons debates from the Gallery. All toured the Palace from the Royal Robing Room through the Chambers and voting lobbies of both Houses to the mediaeval chapel and finally for refreshment and discussion on some current issues in the Pugin Room – the only place shared by members of both Houses. The visit had been enjoyed by all.
- c. **Foxhill Residents' Association:** Chairman Mike Arkell and Secretary Nola Edwards indicated some of the major issues they have with Curo as the developer of the former MoD site. They found out the existence of a 'master plan' which proposes to demolish 500 of the 900 houses, apparently regardless of the fact that 100 of them, with valuable amenity space, are owner occupied. Curo also plans a reduction of 257 social housing homes.

As an example of resident concerns, Nola, who owns a modest home on Foxhill, went to a public viewing of the master plan and expressed horror that her home appeared to have been buried under a roundabout. They simply asked her how much she wanted for it – and offered a poor substitute "as it was due for demolition in 8 years time".

Some residents had got in touch with Ben Howlett MP in June this year. He had suggested they form an Association. Along with Council election candidates and with help from FoBRA they were duly constituted, with both tenant and home owner members, on 12th August. The Council have helped them stand up to Curo and so far have refused to make Compulsory Purchase Orders, while Curo has now agreed to independent advisers for residents, who hope the whole site will be reconsidered in the new year, taking into account the interests and ideas of the existing residents.

Asked if the owner occupiers knew their rights, the answer was "Not originally. Some now do but in practice can't sell their homes except to Curo, while many tenants have lived there for years and apparently have few options. Many are frightened to speak up".

Asked what was their ideal outcome it was explained they were still carrying out a survey of opinion. One representative said the residents had all her sympathy: Curo appeared to have behaved very badly. Asked how FoBRA could help, Mike said, "Please spread the word in Bath about the appalling situation, in the hope we shall be properly consulted."

- 3 **Reduction of pollution and traffic** Robin Kerr, our Chairman, had ridden in by bicycle from the Council meeting being held to discuss the East of Bath Park & Ride. He had spoken on our behalf along the lines previously agreed and answered questions but proceedings appeared to have been taken over by large flag-waving meadow protection lobby groups. In the end the Council voted by a majority of 8 to progress a Park & Ride to the East of Bath in accordance with the Transport Strategy and set up a cross party group of Councillors to identify just where it should be sited.

- 6 **Minutes** of the meeting on 19th September, circulated on 8th October and deemed accepted on 15 October, were approved.

7 The next meeting is on Thursday 4 February 2015 in Widcombe Junior School. Suggested Agenda items might include: The Council's 'Placemaking Plan'; Transport strategy implementation; A study of the mismatch of student statistics with Planning and Housing provision; A spokesman from First Group or Curo; Outcome of various Consultations; Chairman's Report; Planning Report; Suggestions for the following agenda and paving the way for the AGM..

8 Forward Dates:- Winter Reception Tuesday 12 January 2016 – tickets on sale now.
 - **Proposed Committees: Thursday 7 April**
Tuesday 17 May (incorporating the AGM)

Attendance and apologies

Present:

| | | | |
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| Robin | Kerr (later) | Lansdown Crescent Association | FoBRA Chairman |
| Nicholas | Tobin | Ainslie's Belvedere & Caroline Place R A | FoBRA V-Chair |
| Neil | Barnes | LCA | FoBRA Treasurer |
| Barry | Henderson | Liberty Gardens | FoBRA Secretary |
| Pat | Lunt | Bath Bus Users' Group | Chairman |
| Matt | Humberstone | Bath University Students Union | Community Officer |
| Aled | Davies | Bath Spa University Students Union | Vice-Pres Welfare |
| Charles | Draper | Bathwick Estate Residents Association | Chairman |
| Nola | Wright | Bathwick Estate Residents Association | Representative |
| Morny | Davison | Catharine Place Residents' Association | Secretary |
| Mike | Arkell | Foxhill Residents Association | Chairman |
| Nola | Edwards | Foxhill Residents Association | Secretary |
| Mark | O'Sullivan | Greenway! | Representative |
| Ceris | Humphreys | Henrietta Park Residents Association | Chairman |
| Diana | Lockwood | Hensley & Egerton Road Association | Representative |
| Tom | Marshall | Macaulay Buildings & Prospect Rd Assoc | Representative |
| Stephen | Huard | Marlborough Lane & Buildings Res Assoc | Chairman |
| Caroline | Kilner | Pulteney Estate Residents' Association | Representative |
| Paul | Dowling | Royal Crescent Society | Deputy Chairman |
| Van | Dubose (Later) | St James's Square Bath Limited | Representative |
| John | Rushton | Sydney Buildings Householders Assoc | Representative |
| Jan | Shepley | Widcombe Association | Representative |

In attendance:

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| Helen | Elmore | Rennie Close Residents' Management Co | Observer |
| Anne | Simmons | Rennie Close Residents' Management Co | Observer |

Apologies

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| Colin | Clark | Bathwick Hill Residents' Association | Representative |
| David | Greenwood | Bath Independent Guest Houses Assoc | Representative |
| Clyde | Hunter | Bear Flat Association | Chairman |
| Adam | Reynolds | Cycle Bath | Chairman |
| Rachael | Hushon | Lansdown Crescent Association | Representative |
| Nigel | Websper | Pulteney Estate Residents' Association | Chairman |
| Patrick | Rotheram | Vineyards Residents' Association | Chairman |
| Liz | Littlewood | Widcombe Association | Secretary |