

MINUTES of the FoBRA Committee on Tuesday 20th March 2018
at 6.30pm in Widcombe Junior School
Preceded by Coffee at 6pm

Circulated

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- 1 Chairman Robin Kerr** welcomed the members present (details at end). He noted that refreshments had been provided before the meeting for the first time, he asked everyone to say if they thought this was a welcome change. He introduced an observer **Annabell Steele** who is writing a dissertation The Expansion of Higher Education: An analysis of the effect of the growth of student accommodation in Bath.

The **secretary** read out apologies.(details at end)

- 2 Minutes** of the meeting on 18th January, already circulated, (**J. Rushton** proposed and **Diana Lockwood** seconded) were approved.

- 3 Chairman's Report:** The Chairman had circulated his report and also his speaking notes. He out that the CARA and Lansdown Crescent Association newsletters were printed by the same, extremely good value firm: www.instantprint.co.uk .

He hoped that people visited the FoBRA web site and had seen the difference since it had been upgraded; tablets and smart phones could now use it. There is a need for a Web-Master; Robin is doing it now but would be happy to pass it on. Anyone interested please contact **Robin Kerr**

There are new stories on the web site: (see Chairman's notes)

- a) Statement by Patrick Rotheram to the Cabinet on B&NES' new Parking Policy.
- b) A FoBRA letter to Chronicle in February about the need for more and more affordable Student Accommodation on the two University Campuses
- c) Seminar organized by the MP about Transport and Pollution on 23rd February
- d) Support on 8th March for the Council's new Empty Homes policy.
- e) Award to two'Saints of Sanitation'; Ann Love and Polly Riddle, who won the Chairman of the Council's 'Good Neighbour Award' for outstanding leadership in their streets.

Ian and Alice Herve's work for Bath Welcomes Refugees deserves support too..

- 4 Transport: Patrick Rotheram** referred to his paper on Transport. He did not believe that the Parking Strategy amounted to much, as it ruled out Sunday parking control based on a survey of only 30 people! The MP had held two meetings but intrinsically the conclusions were that there should be more cycling paths more pedestrianisation and fewer cars, as this was current Council policy, what was really needed was action. He believed that the Council was frightened of motorists reactions.

Funding was an issue:- money could be obtained from parking revenue, workplace parking revenue, a clean air zone and congestion charge – serious examination should take place, but politicians were unwilling to tackle this.

Air Quality Action plan: the Government had been forced by the High court and in its turn had forced 29 Councils including BANES to improve air quality as soon as possible, within 2 to 3 years. Draft Air Quality Action plan has to be seen by DEFRA by end of March 2018.

Adam Reynolds doubted it could be revised in that time. Bristol has managed to publish a draft plan but not BANES. A clean air zone was probably the answer, but unfortunately his hit the poorer members of society who tend to drive older cars.

Jeremy Labram said that in Widcombe and Camden people already pay for parking on Sunday. He also mentioned that with the change in parking charges it was now cheaper for people who lived in BANES to drive into the City and park than to take the park and ride. Adam stated that it was only possible to get the discount by using an app, this was meant to help the Council use the data to discover who travels where and when. This in itself is skewed as more young than older drivers have smart phones or will use the app.

Rachael Hushon said it was wrong that the park and ride was not available for workers or those wishing to visit the City in the evening. No one could see why Sunday parking charges should not be introduced. Building roads was not necessarily the answer but radical solutions would always frighten people. Rachael also commented about construction traffic, which is horrendous in some places, also the lack of funding for parking enforcement. Two hour parking was not enforced and sometimes cars were parked for hours in two-hour bays.

5. Planning Report:. **Nicholas Tobin** had circulated his report. There are 8 or 9 major projects. **North Quays** had not yet been granted planning permission; the major problem being the lack of affordable housing. The Council and developers say that the project is only viable if there is not affordable housing. Instead there are to be 430-495 parking spaces, approximately 320 for public parking and 110 for office use. This seems excessive; perhaps if the number were halved then there could be affordable houses.

Foxhill: the announcement of 4th March from CURO not fully to redevelop their Foxhill Estate was extremely good news and Nola Edwards and her committee were to be congratulated. David Beaven said that without FoBRA's help they would not have got so far. The Judicial Review is scheduled for 16th May but they hope the planning will be quashed beforehand.

Cricket Ground: The Council had approved the building of Student Accommodation on the car park despite opposition from BANES officers, the worry about flooding and opposition from many other Bath groups. The Chair had gone against Officers advice. BPT had ask for the decision to be called in.

Destination Management Plan: With budget cuts etc, nothing had moved forward with the DMP still in consultation. External lobbying would be good and could make a difference.

It is considered by many that there is no need for a 207 bed hotel on the **Ralph Allen Building** site.

Christmas Market:. Despite rumours, it is not intended to seek to extend the market to 25 days, but because of the Abbey Footprint work the market will move into Milsom Street and possibly Queen Square. It will be interesting to see what Bath is like when there is no traffic in Milsom Street.

Ceris asked whether there will be discussion between FoBRA and the Rugby Club over the new build, as the Rugby Club is reaching out. A meeting was suggested.

Jeremy Boss said that he felt that the Planning process in Bath was just not working. **Jan Shepley** (a retired Town planner) said that Officers recommendations were being ignored and that Councillors seemed to make decisions on a whim. **Barry Gilbertson** said that in the early 2000's RICS tried to work with Councillors offering training – free! This had been rebutted with a 'we know what we are doing'. **Jan** said that Officers were starting to think about leaving as their knowledge and recommendations were not being listened to. There is training but it costs money but some Councils take it up.

6. Barry Gilbertson had circulated his second **Housing & Public Realm report**. He declared an interest that he was on the Council of Bath University. Most of the topics had already been discussed. There was a need for Affordable and Social housing. He felt that the Viability assessment for these was not fit for purpose. The parking at North Quays would not be available to many the general public, but 230 BANES employees have free

parking, so might well take up these places. The Council should have a Student Housing Policy; it appears that it is more profitable to build student accommodation than social or affordable housing. There is a Claw back clause for the non-building of affordable housing at Hope House; FoBRA should be pressing on this subject. There was discussion about the number of permits for parking per household in some developments, and affordable housing being built with no parking and no ability to have a permit, as in Bath Riverside. There is no clear or consistent guidance.

Barry Henderson (Riverside) was not sure that North Quays was the place to force the Council on this point

- 7. Refuse:** Rachael Hushon said that the introduction of the 2nd phase was now well in progress and the gain in recycling was enormous. In mid January there had still been lots of problem areas; in Lower Wells Road and London Road, people had not understood or did not care. People are now being targeted by the 'Education Team' so those who did not understand are improving, but those who did not care are still leaving out black bags which are not being collected, these tend to be small flats in New Kings Street, Stanhope Street etc. In the London Road there had been 120 sacks rotting and 140 on Lansdown Hill. Cllr Bob Goodman had decided to be pragmatic and was having these sacks cleared now while the (rather few) Educators got to work. Refuse teams were reporting that rats are eating through the reusable sacks so 50% will likely be gone in 6 months. Large bins were discussed, but these have to be emptied every day, also people use them for non domestic materials.

The Council had said that the new measures were about being green, but they were more about cutting costs. It was noted that at Christmas and New year the collection dates changed unpredictably, surely in the contract it could be stipulated that the bins should be collected regularly?

- 8. Party Houses:** Nick Tobin referred to a meeting with Cllrs Peter Turner, Bob Goodman and FoBRA on 19th April. He suggested the existing paper, with questions should be updated. Patrick pointed out that domestic use Houses in category C3 already needed planning permission to be used as a 'short term holiday let' (which is often the other term for 'party houses') if accommodating more than 6 people.

- 9. Universities:** In the absence of Chris Beezley, Universities Lead, the Chairman read the following statement:

A preview of the latest UoB campus Masterplan is open to comment until 29th March. Visit <http://www.bath.ac.uk/campaigns/consultation-on-the-masterplan-for-the-university-of-baths-claverton-campus> for the charts. Nick, Chris and Robin had attended a drop-in session about it during the previous week and FoBRA will be preparing a response to the consultation, which will be circulated to all members. Robin's initial reaction is that, while BSU anticipates no significant rise in student numbers over the next few years. UoB's new Plan would, if approved, continue to grow teaching floor space to accommodate more students – mostly postgraduates. The Plan is short on detail but, disappointingly, does not suggest any increase in the current 18% proportion of students who will be housed on campus.

Separately, FoBRA is attempting to get BANES to acknowledge that the revised Supplementary Planning Document that is supposed to limit HMO's to no more than 10% of households across all parts of the city is not working as intended for those areas away from the traditional HMO hotspots. We have held a meeting with Cllr Bob Goodman about it, as well as with Planning Policy Officers.

On 5th March, our MP was reported by the Chronicle as writing to the Chairman of the UoB Council, requesting that the University reimburses the council tax the city loses because of

students. The President of the Students' Union replied, in another Open Letter rejecting her proposal and referring to it as a 'Learning Tax'!

10. Preparations for the AGM on 14th May:

The following important dates and points for the AGM were noted:

- a. Date: Monday 14th May, as part of a normal Committee
- b. Calling Notice by 16th April
- c. Nominations for offices of Chairman, Vice Chairman and Examiner of Accounts by 26th April
- d. No constitutional changes proposed at present

11 New requirements of the Information Commissioner: NORA had produced a guideline, Barry Henderson felt it better to wait for the law to be passed in May, as it was not ever intended to be too bureaucratic for small institutions like RAs and FoBRA. A simple form might be all that is required. The Chairman was doubtful, however, having taken advice in his other role as LCA Chairman. The new regulation is about limiting what you store to what you really need: about using the information only for agreed purposes and about being accountable should these policies be breached. Members probably wouldn't worry that information might be sold on, or he hoped not, but they would be worried about it getting lost, or being distributed by accident, or being harvested by malware off the computer of a committee member who did not use up to date security measures. The LCA proposed: to limit information held to specific data stored by specific people, that it comes up with a documented policy and publishes/distributes this to include a formal procedure concerning the deletion of ex-members' information from lists. That it ensures each committee member and trustee understands and accepts the implications of the policy; that it appoints a committee member to have formal responsibility for Data Protection, e.g. in the case of Subject Access Requests, and that it asks members to reconfirm their consent. He added that he would be happy to share this document with other FoBRA members, once approved

12 Parties: The Winter Reception had been enjoyable at the VAG but yet again made a loss, although a much smaller one than previously due to an increase in the price. Crowe Hall has been suggested for the summer party. Robin and Nick would be visiting it. A date had yet to be agreed with the very generous owners.

13.AOB –

- a. **Report of Primary Care:** Mark O'Sullivan reported on the merger of 3 GP surgeries, 2 from Upper Oldfield Park and one from St James's Square. No indication of further mergers. CCG was introducing new methods of seeing GPs – on line consultations and telephone triage. Talking to a nurse and then following it up with Dr ringing the patient.
- b. **.Anti-Idling:** – Adam told about the vehicle anti idling initiative

Next Meetings will be in July and October

AGM will be on May 14th with calling Notice 16th April. Anyone wishing to stand should apply after then, but by 26th April

Attendance details and Apologies for absence on next page

Attendees

FoBRA Meeting

20th March 2018

Ken	Ayers	BERA	
Neil	Barnes	Lansdown Crescent Association	
Terry Bellamy	Bellamy	Macauley Buildings and Prospect Place	
David Bevan	Bevan	Foxhill Residents Association	
Jeremy	Boss	Widcombe Association	
Colin Clark	Clark	BHRA	
Morny Davison	Davison	Catharine Place Residents Association	Secretary
Van DuBose	DuBose	St James's Square Limited	
Nola Wright	Edwards	Foxhill Residents Association	
Graham	Feltham	Lower Oldfield Park Residents Association	
Barry Gilbertson	Gilbertson	Circus Area Residents Association	
		Lower Oldfield Park Residents Association	
Liz	Hallam	Association	Secretary
Barry Gilbertson	Henderson	The Riverside Community Voice	Representa
Ceris Humphreys	Humphreys	Pulteny Estates	
	Hunter	Bear Flat Association	
Rachael	Hushon	Lansdown Crescent	
Robin	kerr	Lansdown Crescent Association	
Jeremy	Labram	Camden RA	
Stephen Little	Little	Royal Crescent Society	
Diana Lockwood	Lockwood	Hensley and Egerton RA	
Tony Miles	Miles	UOPRA	
Mark	O'Sullivan	Greenway Lane Area Residents Forum	
Leslie	Redwood	Visit Bath	
Adam	Reynolds	Cycle Bath	
Patrick	Rotheram	Vineyards Residents Association	FoBRATraffic/Represent
		Upper Oldfield Park Residents Association	
Kirstie	Rowlandson	Sydney Buildings Householders Association	FoBRA Secretary/Secret
		Upper Oldfield Park Residents Association	
John	Rushton	Association	Representative
		Upper Oldfield Park Residents Association	
Paul	Sandford	Association	Chairman
Jan	Shepley	Widcomber Association	
Joe	Simmonds	Bath Spa Students Union	
Nick	Tobin	Aisnlie Belveders and Caroline Place	Deputy Cha
Nola Wright	Wright	Bathwick Estates	
Apologies from			
Margarida Dolan		Greenaway	
Charles Draper		Bathwick Estate Residents Association	Chairman
Justin L Draeger		The Cavendish Road Society	
Theresa Franklin			
Thelma Grimes			
Steve Huard			
Ben Palmer		Bath University Students Union	
Emilio Pimentel-Reid		The Cavendish Road Society	Secretary

