

Backwell Residents Association

NEWSLETTER – JANUARY 2017

**Our AGM will be held on Tuesday 21 Feb 2017 at 7pm
in the Sixth Form Lecture Theatre at Backwell School
Please put this date in your diary**

This newsletter summarises where we are on major planning applications and other matters in Backwell, after a very busy 2016. We have a brief lull now before we have further involvement in the Public Inquiry for housing on Farleigh Fields in March, the proposal to build 800 houses West of Backwell between 2026 and 2036, and other matters. Our newsletters normally go only to our members, but this one is being delivered to all households to show what is happening, and to introduce our AGM, to which everyone is invited. The formal aspects of the AGM will be kept to a minimum so that we can devote most of the time to the items covered in this newsletter.

Where applicable, we have given the Application number on the North Somerset Council (NSC) website

Moor Lane 15/P/1916/O Vacant land in the Moor Lane area has been the subject of building interest since at least the mid 1980's, when it was identified by NSC as being suitable for development. In 1996 an application for 160 houses was made, which BRA challenged, and eventually in 2000/02 Backwell Vale was created with 94 dwellings, plus open ground, play park etc.

This left two remaining fields between Moor Lane and the railway, one of which is classified as "brownfield" – which were identified in the Backwell Neighbourhood Plan as continuing to be suitable for development, and are now the subject of the above numbered application - for 65 dwellings.

NSC recommended granting consent last Summer, although it has not posted this decision on its web-site. It can however be viewed on:

<http://apps.n-somerset.gov.uk/cairo/docs/doc27408.pdf>

Formal granting of consent is still subject to negotiation on details of house sizes, traffic movements, Moor Lane parking etc. Backwell Parish Council (BPC) and BRA continue to have an involvement in these long protracted discussions.

Farleigh Fields 15/P/0315/O Many thanks to the 300+ people who commented on the appeal by Charles Church against the decision by NSC to refuse the application for 220 houses on these fields. Developers have targeted this land since 1983, with previous proposals for 250, 200, 150 and 340 houses – all of which have been refused. The dates for the public inquiry have been brought forward. It will take place at **Weston Town Hall for 8 days from Tuesday 14 Mar to Friday 24 Mar (exc Mon 20)**. The large venue is required to accommodate the many barristers and other professionals involved. NSC, BPC and BRA are working closely in objecting to the housing. We will send out a further bulletin to members with confirmed details nearer the date, and suggest how residents can help. **Having a good representation at Weston will reinforce the strength of feeling shown in the village by the many objectors.**

Land West of Backwell This site is on farming land beyond Moor Lane, not in the Green Belt, around Grove Farm and stretching towards Chelvey and Brockley. In 2005, NSC included a proposal to build 1,000 houses here in its long term plan. BRA and others opposed this, with almost half the village signing a petition. The plan was dropped, but has now re-emerged in the form of 800 dwellings being suggested for the area in the Spatial Plan 2026-2036. Many BRA members have responded to our request to oppose this. A further draft of the plan is likely to emerge during 2017. Quite apart from the massive impact on Backwell, we do not think so many houses should be built so far from main employment centres, which would require very expensive new transport infrastructure. Building on land near the new A370/A38 link road would be far more sustainable, being so close to good transport links, and employment sites in Bristol. BRA's detailed comments can be viewed on <http://bit.ly/2iAEJxK>

Coles Quarry 16/P/0674 The refurbishment of the old weighbridge house is nearing completion. The developers are trying to negotiate a revised consent from NSC for the 15 industrial units. We have liaised with the developer's agent.

Household Waste Recycling Centre (HWRC) A new contract has been placed by NSC with BIFFA, to provide the HWRC service from 1 Mar 2017. It is likely that the opening hours each day will be slightly reduced, and the centre will not open for 2 days a week as a cost saving measure. BIFFA will also do house collections, which will involve the controversial green waste recycling bins. BRA is represented on the HWRC Liaison Group.

Stancombe Quarry Community Fund BPC with BRA was active in the setting up of this fund, which gives a total of around £20,000pa to the parishes of Backwell, Flax Bourton and Barrow Gurney. Applications for community funding are considered and voted upon by a panel of six people, two from each Parish. In Backwell, BPC has one vote, and BRA the other. In the first batch, the Junior School, Backwell Playing Fields and our Parish Hall were all successful. The next batch of applications has a cut-off date for submissions of 31.1.17. Forms can be downloaded from the BRA website.

Housing in Dark Lane 16/P/2996/O Following the closure of the MICA store at Backwell Crossroads, an application has been made for 3 two-bedroomed houses and one four/five -bedroomed house on the yard next to the store.

Football Floodlights Tests have shown that Ashton & Backwell Football Club has exceeded the allowed lighting level of 50 lux, with readings well above 100 lux both in Feb 2016 and Jan 2017. NSC has instructed the Club to comply with the condition with immediate effect.

Traffic concerns There are continuing, widespread concerns about traffic volumes in Backwell. Unfortunately it now seems unlikely that there will be a 20mph limit in Dark Lane as we had hoped. A couple of accidents in Station Road have prompted a request to NSC by BPC to investigate new safety measures (e.g. another pedestrian crossing)

Communication with Members We produce 2 or 3 hard copy newsletters each year, but additionally send out some 6-8 bulletins by email during the year. If any member has not provided an email address, please do so if you have one as it is a speedy and cost effective route for us to communicate with you. We are also aware that some people prefer social media, and we post all our bulletins on our Facebook page.

BRA Membership

It is renewal time for the membership subscription of £10 per household to cover the year to 31 December 2017.

Well over 300 Backwell households with some 500 adult members paid subscriptions for the period to 31 December 2016. Any household which joined in the last three months of 2016 will have its membership carried forward to 31 December 2017. **A membership application/renewal form is attached** and we hope that you will re-join and encourage other non-members to join to strengthen our representation and also increase our funds.

This year's ANNUAL GENERAL MEETING will be held at 7.00 pm on Tuesday 21 February in the Sixth Form Lecture Theatre at Backwell School (entrance via Meadow Close off Station Road)

AGENDA

1. Apologies for absence
2. Approval of 2015 AGM Minutes (available on web site or on request to Hon Sec.)
3. Chairman's Report
4. Membership Report
5. Committee Reports on current activities
6. Honorary Treasurer's Report and Audited Accounts for 15 months to 31 Dec 2016
7. Election of Officers*: Honorary Secretary, Honorary Treasurer and up to three Committee members. The following Nominations have been made at the date of this Notice:

Hon Secretary	Mike Veal	Proposed: K Riches	Seconded: V. Wells
Hon Treasurer	Kevin Crawford	Proposed: T Merrett-Smith	Seconded: M. Rose

The following Committee Members, having served three years, are retiring at the Annual General Meeting and offer themselves for re-election:

Committee Member Gill Collinson	Proposed: R. Beckingsale	Seconded: M. Kemp
Committee Member Chris Elliott	Proposed: B. Charnock	Seconded: A. Ribbon-Miles
Committee Member One Vacancy*		

8. Appointment of Auditor: Richard Gaunt
9. Any other Formal Business:
10. Open Forum:

NB. The Meeting is open to all villagers but only paid up members may vote or make nominations.

* Nominations for the Committee vacancies should be made to the Honorary Secretary, 36 Longthorn, Backwell BS48 3GY at least 24 hours in advance of the Meeting. Nominations must be proposed and seconded by members in full membership for not less than three months prior to the Annual General Meeting and signify the nominee's willingness to serve. Members are reminded that the Committee has authority to co-opt additional members, as necessary, to undertake specific roles. We are particularly interested in recruiting a Committee member with knowledge or experience of planning law and procedures. Please contact one of the Committee if you would like to discuss this possibility.

The formal aspects of the AGM will be kept to a minimum so that we can devote most of the time to the planning matters covered in this newsletter, and other matters raised by members. We will explain the procedure of the Farleigh Fields Inquiry, and hope to give the latest information on the Metrobus.

Current Elected Committee Members:

BARCLAY, Richard – 462566
COLLINSON, Gill - (Recruitment) – 462626
CRAWFORD, Kevin – (Treasurer) – 545981
ELLIOTT, Chris – 463269
KEMP, Margaret – (Membership & Web Manager) – 462695
MERRETT-SMITH, Terry – (Asst Treasurer) – 462069
RIBBON-MILES, Angela – (Social Media) – 792390
RICHES, Keith – (Chairman) – 462908
ROSE, Mike – (Planning Specialist) – 462176
TAPPING, Ian – (Archivist) – 462090
VEAL, Mike – (Secretary) – 461187
WELLS, Geoff – (Publicity Manager) – 462627
WELLS, Valerie – (Recruitment) – 462627

Current Co-opted Committee Members:

BECKINGSALE, Rachel – 462657
STEWART, Bruce – (former Chair and Secretary)
VEAL, Sue – (Minutes Secretary) – 461187

The BRA Committee is mindful of the fact that we are a membership organisation, and that often a planning application will have both positive and negative aspects. We welcome comments from our members at any time.

We look forward to welcoming our members and non-member residents to our AGM.

Visit our website at www.backwellresidents.org.uk

Email us at backwellresidents@btinternet.com

