

# Backwell Residents Association

## NEWSLETTER

### January 2018

**Please come to our AGM on Tuesday 20<sup>th</sup> February at 7pm  
in the Sixth Form Lecture Theatre at Backwell School**

Please pay your £10 membership now or at the AGM  
(membership form on the back page)

All members and non- members are welcome to attend

Last year saw an unprecedented level of activity on planning issues. In this newsletter, delivered to all Backwell households by our volunteers, we bring you up to date in advance of our AGM where you will learn more and be able to have your say.

The emergence of “Backwell Resistance” has prompted some confusion on how we relate. **Backwell Residents Association (BRA)** which has been in existence for 30 years is funded by membership subscriptions (£10 per household). Our largest expense is the employment of specialist advisers for major issues such as Farleigh Fields and the Joint Spatial Plan (JSP). We currently have 400 member households.

**Backwell Parish Council (BPC)** This is the statutory body, funded by the precept from our Council Tax. It is in regular contact with North Somerset Council (NSC) on behalf of the village. BRA has a good relationship with BPC, and BRA and BPC teamed up for the Farleigh Fields inquiry, with each contributing to the costs.

**Backwell Resistance (BR)** This energetic group of residents has emerged during the last few months via social media as major opposition to the proposals in the JSP to build 700 houses on Grove Farm. They have achieved huge publicity from their scarecrows around the village and the “hands around Backwell Lake” event. We have a good rapport with the prime movers of BR.

#### Farleigh Fields

**There is now a third delay in the decision on the Farleigh Fields appeal. It has been put back to February 15th.**

The Secretary of State needs more time to assess the decision on a Judicial Review which potentially affects all Neighbourhood Plans (and which therefore might influence our Farleigh Fields case). Fortunately, this decision gives more strength to Neighbourhood Plans, but we are no nearer knowing the outcome of the Appeal.



*The photo was taken this month, with a crop of barley growing well for summer harvesting*

## Joint Spatial Plan (JSP)

It is apparent that hundreds of Backwell residents have objected to the proposal that 700 houses be built to the west of Backwell on Grove Farm together with the construction of a road and metro link from Flax Bourton, across Backwell Common and past Backwell Lake, through the important Strategic Gap between Nailsea and Backwell.

A large number of people suggest that an area known as 'The Vale' adjacent to the new South Bristol Link Road and Metro bus route appears to be a much better option for major development but it has not been included in the draft JSP. BRA employed an expert Planning Consultant to produce a comprehensive comment in the consultation process on the JSP. This 23-page document can be viewed on the BRA website on <http://www.backwellresidents.org.uk/wp-content/uploads/2018/01/JSP-BRA-BR-Representations.pdf>

We were impressed by this work and intend to continue with this expert, but may also need to employ other consultants to additionally represent us on Highways and Environmental issues at the probable Public Hearings which will be conducted by a Government Inspector. We hope that some or all of the proposals affecting Backwell can be rejected or significantly amended. However, we are expecting Taylor Wimpey to soon submit a very premature Planning Application for part of the Grove Farm site with proposals to start building years in advance of any significant additional transport infrastructure being implemented and we will strongly resist any such application.



*This is the view of Grove Farm, from Chelvey Lane, with Backwell church just visible*

*The tranquillity of Backwell Common will be lost, if the new road is built across it*



We will work closely with Backwell Parish Council and Backwell Resistance during 2018. We expect to combine on the next stages of the JSP, and we are optimistic that BPC will agree to take the lead and provide a major contribution to the costs involved, which will be considerable.

## **Moor Lane Housing**

Following discussions with Taylor Wimpey, led by the BPC, the housing will now have slightly more emphasis on smaller homes. Planning consent is believed to be imminent for this site, close to the junction with Station Road, for 65 houses, of varying sizes from 2 to 4 bedrooms, including a number of bungalows. Development is expected to start later this year.

## **Station Road**

During 2017 it was recognised that Station Road is becoming increasingly dangerous for pedestrians and cyclists due to ever increasing volumes of traffic. BPC established a Working Party involving councillors and residents. NSC Highways Department investigated in the autumn and a list of proposed improvements was approved which will cost just over £7000, paid for by the Bristol Airport Community Fund. Scheduled to be done during 2018, this work includes dropped kerbs, more signs, edge of carriageway white lines, hedge trimming and a better footpath to the bus stop opposite Backwell Motors. However, with the prospect of traffic volumes continuing to increase, it seems likely that safety issues will continue.

## **Household Waste Recycling Centre (HWRC) and Biffa**

We have had a most unsatisfactory, and often dangerous state of affairs at the 'tip'. Issues have included shorter opening hours, vehicle queues, congestion, poor signage, restricted access to skips, and general mess. The other problem has been increased fly-tipping, particularly on Backwell Common. Numerous complaints were made throughout last year, but recent experiences suggest some improvements have been made.

Until September there were also numerous instances of HGVs in Dark Lane at school in/out times, which is specifically *not* allowed in the contract. Several parents of junior school children photographed and reported these transgressions; the BPC and BRA also complained to NSC. Biffa finally realised they had to deal with this dangerous situation and as far as we can tell, all is well at the moment.

There have also been problems with household waste collection, including vehicles near the school at prohibited times, missed collections and emptied bins carelessly placed. Unfortunately, despite the best efforts of BPC and BRA, the 'HWRC' Liaison Group seems to have fizzled out. All we can say is be vigilant and keep reporting issues.

## **Coles Quarry**

The old Weighbridge House, after a lengthy wait, has now been converted into a pleasing two storey office block, which is almost ready for occupation. A new roadway has been created up to the higher-level site where new industrial units are planned. However, the 2016 planning application has still not been granted consent and further activity has stalled.



## Water Pipe

The big pipe laying project in Backwell is complete. The testing of the pipe is currently taking place. Chlorinated water is being moved slowly under controlled conditions to successfully disinfect the pipe. Provided the subsequent samples are clear, the pipe will be brought into service in mid-February. The equipment for the works will then be removed and grass seed put down. The final removal of working area fencing may not be completed until 2019.

## Chorleys yard, Dark Lane

This yard lies alongside the old MICA shop. Planning consent is expected for a revised application of 2 small houses and 1 bungalow. A build start date is not yet known.

## New Inn site

This site, together with adjoining land behind it, has consent for 7 new or converted houses plus a small suite of offices. We understand that work on the site, which is looking increasingly derelict, is due to start in late spring.

## Railway Station improvements

After several years of approaches to Network Rail and GWR to request improved access for people with disability, serious studies are now being worked on to **provide lifts on both sides** of the lines to permit platform access. This will be helpful for the increased usage which is now occurring with improved and additional rolling stock, although it is still far removed from the JSP vision of a new Transport Hub in this location.

## Bristol Airport

Our large, privately run, regional airport (now owned by the Ontario Teachers' Pension Fund!!) continues to grow and handled 8 million passengers in 2017. The airport has calculated that by the mid 2040's passenger demand could have risen to 20 million a year, and has produced plans showing how this might be achieved.

Consultation has just closed on the document giving 3 different scenarios in which the demand could be met in terms of land use, terminals, parking etc. These assume that the transport infrastructure can be provided to achieve this, and land acquired where necessary. Transport is the big unknown, given the lack of a rail link, the inadequate A38, and only country roads onto the A370. The 3 scenarios vary in their impact on the A38 and Downside Road. The next stage will be a "Draft Master Plan" which will be subject to further public consultation in Spring 2018.

The information is shown on their website <https://www.bristolairport.co.uk/about-us/news-and-media/news-and-media-centre/2017/11/bristol-airport-seeks-public-views-as-it-plans-for-the-future>

## Ettrick Garage/Red Cross Hall site

This site has consent for 9 town houses. Demolition and site preparation have started and will be followed by construction work during this year



## BACKWELL RESIDENTS' ASSOCIATION

**This year's ANNUAL GENERAL MEETING will be held at 7.00pm on Tuesday 20th 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 2017 AGM Minutes (available on website or on request to Hon. Sec.)
3. Chairman's Report
4. Membership Report
5. Honorary Treasurer's Report and Audited Accounts for year to 31 Dec 2017.
6. Election of Officers\* Honorary Secretary, Honorary Treasurer and one Committee Member. The following Nominations have been made at the date of this Notice:

Hon Secretary	Mike Veal	
Proposed:	Judy Thomas	Seconded: Geoff Wells

Hon Treasurer	Kevin Crawford	
Proposed:	Richard Ivens	Seconded: Keith Riches

Committee Member One Vacancy\*

7. Appointment of Auditor:
8. Any Other Formal Business
9. Open Forum

\*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 the Chairman or Secretary if you would like to discuss this possibility.

**NB The Meeting is open to all villagers but only paid up members may vote or make nominations. The formal aspects of the AGM will be kept to a minimum so that we can devote most of the time to the matters covered in the attached newsletter and other matters raised by members.**

**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:**

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. 400 Backwell households with 700 adult members paid subscriptions for the period to 31 December 2017. Renewal subscriptions of £10 per household are now due to cover the year to 31 December 2018. Any household which joined in the last three months of 2017 will have its membership carried forward to 31 December 2018. **A membership application/renewal form is attached** and we hope that you will join or re-join to strengthen our representation and increase our funds upon which there are likely to be heavy demands this year in protecting our village from over-development.

Visit our website at  
E-mail us at

[www.backwellresidents.org.uk](http://www.backwellresidents.org.uk)  
[backwellresidents@btinternet.com](mailto:backwellresidents@btinternet.com)



**A PLEA FOR FUNDS !!!!!!!**

**Membership of BRA** 2018 is likely to be another expensive year for BRA and the BPC. We urge our previous members to renew their membership as soon as possible please. We hope that other residents will also join, particularly those in Backwell Resistance who obviously share our view. The £10 subscription is an efficient way of increasing the fighting fund in the village. A membership application/renewal form is attached at the back of this newsletter. Our main method of communication is by email – please provide us with an up to date email address, so that you can receive rapid communications.

**Backwell Residents Association Membership Form**  
**Period up to December 31st 2018**

I / We would like to (re) join Backwell Residents Association.

Forename: \_\_\_\_\_ Surname: \_\_\_\_\_

Forename: \_\_\_\_\_ Surname: \_\_\_\_\_

Address: .....

Post Code: .....

Telephone: .....

**Please supply an email address if at all possible.** Our main distribution method is by email bulletins, which are fast and cost nothing - newsletters are much less frequent.

Email: .....

**Membership Subscription** £10 per household per year  
(gives votes for all household members aged 18 and over) £ 10

I / We wish to make an additional, optional donation to BRA £ \_\_\_\_  
Cash / Cheque payable to Backwell Residents Association

**TOTAL** £ \_\_\_\_

Signed: .....

Date: .....

Help is welcome with deliveries, BRA admin, IT skills, other specialism etc.  
Please state below if you would like to offer assistance

.....  
**Please return to the BRA drop box inside the Post Office or to Terry Merrett-Smith,  
29, Rodney Road, Backwell, BS48 3HR, or to The Tile Room, 9, Station Road**

**Or renew by electronic transfer to: Nat West sort code 60-14-49,  
Account No 05005531 giving your surname, house number and street as a reference  
and complete the on-line membership form which can be found at  
<http://www.backwellresidents.org.uk/membership/>**

**Better still please set up an electronic annual standing order.**

**Backwell Residents Association Objectives**

BRA will work to safeguard and promote the collective interests of Backwell residents in matters concerning social, economic and community life and the character of the village.  
The Association will support or oppose development affecting Backwell having regard to residents' interests and the local environment.