

Application for Neighbourhood Planning Forum status

Area Designated by the Council: Lawrence Weston Neighbourhood Planning Area

Applicant for Neighbourhood Planning Forum: Lawrence Weston Neighbourhood Planning Group

About the organisation/group

Ambition Lawrence Weston is an organisation with residents at the driving seat. We are working in partnership with public, private and voluntary sector organisations to make Lawrence Weston a better place.

Our aim is:

- To provide an open, accountable, community-led organisation to lead the social, economic and environmental regeneration of Lawrence Weston
- To inform engage and empower the participation of local people and groups in the regeneration of Lawrence Weston
- To encourage and support partnership working between the local community, businesses, service providers and other community and voluntary groups
- To influence and change the way public and other agencies work in the area
- To coordinate the development and delivery of a Community Plan which reflects the needs and aspirations of the community
- To promote equality and challenge discrimination

ALW is a not for profit company limited by guarantee incorporated in September 2012 (Number 817933). We are currently applying for charitable status.

ALW supports and facilitates **the Lawrence Weston Neighbourhood Planning Group** which has been meeting since the beginning of 2012 (group constituted Feb 2012 – see Appendix 1). The Planning group is the forum that brings together residents to talk about planning and land use related issues. The purpose of the Planning group is to respond to planning applications and development proposals in the area, with the aim of keeping what is good about Lawrence Weston and improving what is less good. Members have written and agree to a code of conduct (Appendix 2).

Membership

Membership is open to:

- (1) any person living or working in the area of benefit and to other individuals, including persons elected to a representative role for the area, who are be interested in furthering the aims of the group
- (2) organisations based in, or operating in, the area of benefit

Currently residents and local owned/run organisations have voting rights. As part of this application we will be amending this to allow local Councillors a vote and this will be agreed by end of March.

Existing members are listed in Appendix 3 and the coverage of members across the area is indicated in Appendix 4. Membership is open and this opportunity is regularly promoted through the website, community newsletter, community noticeboards, community meetings, neighbourhood forums and neighbourhood partnership meetings.

One of the aims of Ambition Lawrence Weston and the Planning Group is to promote equality and challenge discrimination. We are working hard to ensure that we are representative from older people, younger people, disabled people, ethnic minorities as well as ensuring that we involve

people from across the neighbourhood (Appendix 4 illustrates this). We are working with the children's centre and have set up a "Parent and practitioner group" to ensure that the voices of families with young children are included (evening meetings are barriers for these community members). We also link with the North 1 Youth Forum, Lawrence Weston Over Fifties Forum, voluntary sector organisations, churches and schools through the Lawrence Weston Community Network.

Our vision for Lawrence Weston

Over the last 15 months we have been consulting extensively with the community to create a new vision for the neighbourhood.

Lawrence Weston is a friendly and vibrant neighbourhood where the word "community" really matters. A place where ALL residents of today and tomorrow can live happy, healthy and fulfilling lives, from childhood through to old age.

We will strive to achieve this through ensuring that residents:

1. can access quality and sustainable jobs, services and shops
2. can benefit from high quality education and training throughout their life
3. can enjoy modern community, leisure and art facilities
4. can look after their physical, mental and spiritual wellbeing with access to high quality and appropriate services and support
5. will have secure access to adequate amounts of affordable, safe, nutritious and culturally appropriate food
6. understand their rights and are empowered to make choices to improve their own lives
7. have access to safe and well maintained green spaces and are actively involved in their upkeep
8. enjoy an environment which is looked after, safe and clean
9. can access healthy, sustainable and affordable homes for all stages of life
10. can travel safely on well-connected and affordable transport routes
11. feel a part of a community which supports and looks after one another and is welcoming and inclusive
12. collectively celebrate the heritage and identity of the neighbourhood and plan carefully for its future
13. have a strong voice and can be at the heart of decision making locally

The Neighbourhood Planning Area

The area incorporates four lower super output areas (LSOAS) - Lawrence Weston West (E01014497) situated in the Avonmouth Ward and Lawrence Weston Parade (E01014638), Lawrence Weston South (E01014639) and Lawrence Weston East (E01014640) all situated in Kingsweston Ward.

The area includes the main shopping area, green spaces and community facilities serving the residents of Lawrence Weston. The area has been chosen because it includes all of the housing and local amenities within the neighbourhood of Lawrence Weston.

There are a number of existing and potential development sites including:

- Former school/college site (estimated 80 new homes plus new retail and community facilities)
- Henacre open space
- Potential redevelopment of Baptist Church site
- PRC demolition sites – 6 streets
- Garage sites

Track record

Our work started in 2011 and to date has included:

- Training 10 residents in community research
- Sharing experiences of community planning with other neighbourhoods and other residents
- Working with residents to create a questionnaire to ask people what they like, and what they would like to change about where they live
- Door knocking the estate collecting 950 responses – now analysed
- Accessing training in neighbourhood planning and exploring opportunities available through the Localism Act
- Undertaking consultation and putting together a development brief on the development of a major site (college site – 6 acres)
- Undertaking consultation on a number of other sites earmarked for disposal
- Beginning to identify priority issues for the community plan – focusing on planning, housing, jobs and health
- Looking at options for reconfiguring existing community buildings and infrastructure
- Raising awareness of the needs in the area with politicians and key decision makers
- Training residents to understand their roles and responsibilities as Trustees/Directors
- Drawing up legal documentation to set up a new Charitable Company now incorporated (currently applying for charitable status)
- Holding a community planning day attended by 150 people
- Producing a community newsletter “On Your Doorstep” distributed to 3000 households
- Recruiting private sector partners - Price Waterhouse Cooper, Veales Wasborough Vizard, Bristol Port Company, ADR Milling
- Attracting additional investment for the plan and the area

Why do we want to be designated as the Neighbourhood Planning Forum?

There are numerous sites in Lawrence Weston and bringing these forward for development is key to delivering our vision. Many of these sites have been vacant for a number of years and we believe that by putting together a neighbourhood development plan we can involve more people in deciding their future. We also believe that this will give developers confidence to develop the sites knowing that extensive consultation has been undertaken, and the views of residents have been included. A real concern for residents is that more houses will be built with no facilities and services. The neighbourhood development plan will set out a clear vision for new community facilities and enhancement to green spaces as well as housing.

We have a good track record of delivery and have made good progress over the last 15 months. We strive to be open and inclusive and bring together residents, businesses, councillors and partners. We have carried out extensive consultation and we are committed to continuing to reach out to existing and new residents. We believe therefore that we are the most appropriate organisation to be the Neighbourhood Planning Forum.

Contact details

Contact: Mark Pepper, Chair

Helen Bone, Interim co-ordinator of ALW and secretary of the planning group

Address: Ambition Lawrence Weston, c/o Lawrence Weston Community Farm, Saltmarsh Drive, Lawrence Weston, BS11 0NJ.

Website: www.lawrenceweston.co.uk

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Appendix 1 Lawrence Weston Neighbourhood Planning Group Constitution

Appendix 2 Code of Conduct

Appendix 3 List of members

Appendix 4 Map of members

Appendix 5 Formal minutes of Lawrence Weston Neighbourhood Planning Group (Feb 2013)

CONSTITUTION FOR A Lawrence Weston Neighbourhood Planning Group

Aims/Objects: Residents of Lawrence Weston have set up the Group to respond to planning applications and development proposals in the area, with the aim of keeping what is good about Lawrence Weston and improving what is less good. Our aim is to be proactive by working with partners to create a Community Plan which will set out what changes the community would like to see now and in the future.

Powers: The planning group will meet to agree planning issues and aims for the benefit of present and future members of the community, will meet potential developers, public and private, to discuss proposed developments and to raise planning issues with those developers that will need to be addressed in the interests of the present and future members of the community.

The group does not have the powers to administer funds.

The group has the power to set a code of conduct for its members.

Membership: Membership is open to residents and local businesses.

Members must complete a Lawrence Weston Neighbourhood Planning Group

Membership form giving their contact details including mobile phone number and signing to agree to work for the aims and within the powers outlined above.

Members of the group agree to work together to consider the wider interests of the community the group covers over and above their own personal interests.

Group members will not personally benefit financially through their participation in the group.

Group Members will be drawn from residents and owners of local businesses within the community. Other people and organisations can attend the meeting on invitation.

Members may be **CO-OPTED** by the Committee due to their skills/knowledge, but only as advisors and non-voting members.

Officers are elected from the group to run meetings, to keep group informed of the next meeting, venue and date and agenda, and to keep and circulate any notes from meeting.

The Group's Officers will include:

A Chair: Who ensures Committee meetings run smoothly, and that decisions are made including the programme of meetings,

A Secretary: Who keeps a record of meetings.

Up to 3 Communications Officers: To promote the group and its meetings.

Any other officers that the group decides it needs.

Officers can make decisions between meetings provided this is communicated via text message to all group members. Any such decisions will be on the agenda of the following meeting.

Group Meetings: Meetings will be held monthly.

Meeting dates will be set at least 21 days in advance. The agenda must go out at this point. Decisions by the group must be by at least 3 members

Ad Hoc meetings with developers: No fewer than 2 members of the group can meet developers to hear proposals for development and to inform developers of planning issues already agreed by the group. Any such meeting will be reported back to the group either at the next group meeting or by exchange of emails/ letters/text and a formal response from the group regarding the proposed development will be submitted to the developer in writing not less than 14 days after the date of the ad hoc developer meeting.

Open public meetings: these will be held annually.

Notice will be given at least 28 days in advance of the date and posted widely in the area. An agenda will be available 14 days in advance. This will be circulated to all members of the community who have given details to the Neighbourhood Partnership and to any other community groups for the area. If appropriate this meeting can be combined with another community meeting eg a Neighbourhood Forum.

Changes to the constitution: Any changes to this constitution should be brought for comment and voting to a meeting to which all members have been invited with at least 21 days notice stating the change proposed. A majority of at least 2/3 of those present and voting is required to make a change.

Closing down the Group: Any proposal to close down the Group must be brought to the vote at a meeting to which all members have been invited with at least 21 days notice stating that closure is proposed. A majority of at least 2/3 of those present and voting is required to close down the group

This CONSTITUTION for the Lawrence Weston Neighbourhood Planning Group was adopted by the following people at a meeting held at Lawrence Weston Youth Centre on 23rd February 2012

NAME

SIGNATURE

Appendix 2 Group Code of Conduct adopted and minuted 28th June 2012 and given to all members (including new members) to sign.

1. I will respect and uphold the values of the Lawrence Weston Neighbourhood Planning Group.
2. I will act within the constitution of the planning group and the law. This includes having knowledge of the constitution.
3. I will support the aims of the group, championing it, using any skills or knowledge I have to further that aim and seeking expert advice where appropriate.
4. I will be an active group member when possible, making my skills, experience and knowledge available to the group and seeking to do what additional work I can outside of meetings.
5. I will act in the best interest of the group as a whole and not be representative of any group – considering what is best for the group and its present and future beneficiaries and avoiding bringing the group into disrepute.
6. I will attend all appropriate meetings and other appointments at the group or give apologies.
7. I will participate in collective decision making, accept a majority decision of the group and will not act individually unless specifically authorised to do so.
8. I will not make public comments about the organisation unless authorised to do so.
9. I understand that substantial breach of any part of this code may result in procedures being put in motion that may result in my being asked to resign from the group.
10. Should this happen I will be given the opportunity to be heard. In the event that I am asked to resign, I will accept the majority decision of the group in this matter and resign at the earliest opportunity.

Lawrence Weston Neighbourhood Planning Group

Thursday 28th February Youth Centre 19:00 - Minutes

Attending:

Planning group (residents):

Mark Pepper (MP) - Chair
Mike Crouch (MC)
Jacki Crouch (JC)
Bridget Booker (BB)
Stan Wride (SW)
Val Pospischil (VP)
Jayne Marden (JM)
Roger Sabido (RS) – arrived 9pm
Paul Goldsworthy (PG)
Ann Hawker (AH)
Martyn Tonks (MT) – arrived 7.45
Nick Pepper (NP)
Sue Hale (SH)
Vanessa Le Breton (VL)
Norman Routledge (NR) – left 8pm
Cllr Tim Leaman
Sam Parker (SP)

In attendance:

Helen Bone (HB)
Raquib Khandaka (RK)

Apologies:

Hayley Ash (HA)
Sharon Derrick (SD)
Rita Rich (RR)
Eileen Neely (EN) – not able to attend for the foreseeable future
Cllr Simon Rayner (SR)
Terri Booker (TB)
Karl Butler (KB)
Hannah Sabido (HS)
John Muse (JM)
Dominic Murphy (DM) – Big Local Rep
Cllr Doug Naysmith (DN)

1. Welcome

MP welcomed everybody to the meeting.

2. Minutes of the last meeting – were approved. Farm now has approved planning application and has asked the group for a letter of support for the Lottery Bid. HB to action.

3. Application to be a Neighbourhood Planning Forum

HB outlined the process. The boundary has now been defined and BCC are calling forward organisations/groups who want to be the Neighbourhood Forum. The group discussed the potential benefits of the plan, particularly in relation to increased confidence of developers and the potential to involve more residents in decisions. The group discussed the best option being that Ambition Lawrence Weston be the applicant and that the Lawrence Weston Neighbourhood Planning Group (a sub group of ALW) be the place where the plan is put together (the operational arm). ALW board agreed to this at Feb board meeting. ALW as the applicant will ensure a good strategic overview else and ensure that we can fundraise where and when necessary to support the development of the plan. MP proposed ALW as the applicant. The group agreed unanimously.

4. Curo – Pre app - Long Cross Pub discussion and decision

The group discussed the closure of the pub and the presentation at the previous meeting. All agreed that they didn't want to see the site derelict for years and didn't want a small supermarket that would scupper plans for a supermarket on the College

Site. TL explained that there were other parties interested in the site. The group asked HB to feedback to Curo the following:

“IF the Long Cross pub is no longer viable, as admiral tavern lead us to believe, the planning group would like any developer to consider the following:

- Residents don't want to see this building boarded up and sitting empty for years and years
- The need for more family housing – the community research (951 residents) tells us that people feel that there are enough flats in Lawrence Weston
- The need to increase the diversity of tenure – over 50% of the estate is social housing and through the community plan we are keen to create a greater mix of housing whilst of course considering the need for affordable homes
- The need to improve and develop new community facilities – 62% of respondents to our survey said there is a lack of places to meet others – the community would need compensating for the loss of the community building through investment in another facility elsewhere (we are currently campaigning to keep the Youth Centre open for example – this is close to the site – and also at risk of closure)
- Full consultation with the wider community at planning stage and a regular on-going dialogue with the planning group.”

5. Update on College Site

RK gave out the first draft of the Development Brief which is minus the results of the housing needs study and retail impact assessment. Please bring back comments to the next meeting.

HB explained that the retail impact assessment states that there would be a significant impact on existing retail provision. The group agreed that a big issue was how expensive the current offer was. SP agreed to do a sample basket and shop – Ridingleaze, Shire, Morrison, Asda.

JC asked when the demolition was going to happen. The group shared concerns about Health and Safety and HB agreed to write to the principle of the City of Bristol college and invite her to the next meeting.

6. Planning applications – Ridingleaze + Café Long Cross

TL explained that the Café Long Cross had been a retrospective application and had now been approved. The group raised concerns regarding Food Hygiene as the food is not cooked on the premises. TL will look into this.

TL explained that the application for licence for 58 Ridingleaze has not been opposed by councillors. The petition has been thrown out for technical reason. The group discussed the views of residents regarding a second polish store. TL raised concerns from the police because of the wording and number of signatories and there is some concerns that this is could be a community cohesion issue. The group agreed that it was important to be welcome to all residents.

Learning for the group – keeping our eye on deadlines for responding to planning applications.

7. Feedback from February workshop and Mayoral Visit

The group agreed that the Saturday workshop had been worthwhile. LP wanted a second session and everybody agreed to come along 7th March for the next session.

Mayoral visit had gone well. There had been some movement on the clinic redevelopment since the meeting which was a good sign. No decision about capital receipt on college site.

8. Play facilities at Ridingleaze - update

RK gave out 3 options for the Ridingleaze play area. HE also showed some proposed play equipment that the children had chosen. The options were discussed. It was agreed that there needed to be 2 gates. Feedback at next meeting.

9. Venue for planning group and future of the Neighbourhood Partnership and Neighbourhood Forum meetings in Lawrence Weston

RK + HB – spoke to HA paper – her request to hold the forum before the planning group once per quarter. SH offered the Rock on a Tuesday. All agreed it was a good idea to hold the meetings consecutively. Venue to be discussed next time.

10. Any other business

TL - Old tanks site development to the rear of the Guinness Trust premises – there is a preapp. TL to invite the developer to the next meeting.

TL - Penpole Site – there is issues in relation to the land identified next to Penpole Site (was disposed of as part of Parks and Green Space Strategy). The sale value is under dispute. TL to look into this further

HB – Youth Centre – BCC are currently offering this to other BCC departments and Gateway have expressed an interest in the site. Planning group agreed that it would be good to flag up at the NP meeting that residents are keen to see this building retained for community use. SP agreed to write a statement.

Next meeting 28th March 7pm Youth Centre.