

COMMUNITY ASSOCIATION NEWSLETTER

APRIL 2024



What's On in Westbury Park, April 2024

Thursday 25th April to Saturday 27th April: St Albans Players present "Duets" by Peter Quilter at St Albans Church Hall.

For tickets please go to www.stalbansplayers.co.uk or ring 0333 666 3366.

In aid of BRACE Dementia Research#

Tuesday 7th May: Westbury Park WI – Pebble Painting

The WI programme reads: Charlotte will be showing us the art of pebble painting and rock art. Have a go and take your pebble home with you!

The WI meets on the first Tuesday of each month. Guests welcome (£4).

For all enquiries, please email westburyparkwi@gmail.com or contact Sue R on 07813795936. The June meeting will be a cheese-tasting.

Daisy Chain Nursery Premises, Etloe Road

The Daisy Chain Nursery in Etloe Road has closed and the children have been transferred to Torwood House in Durdham Park.

The premises (Vining Hall) are now being marketed for rent by property agents Burston Cook who suggest that the premises "will suit other commercial uses including offices, educational, medical, leisure, etc".

As the premises fall under the very broad planning use class E they can be used for a wide range of commercial activities without requiring planning permission for a change of use. This will, no doubt, be of concern to local residents in terms of possibly greater traffic generation and parking impacts of an alternative use of the premises.

We will report further as news comes to hand.

The One Stop Shop, 116 Coldharbour Road

In June 2023 the owners of the One Stop Shop at 116 Coldharbour Road (Tesco) submitted an application proposing externally illuminated fascia signage and ACM panels and numerous vinyl window adverts.

There were over 30 objections to the advertisement application on a number of grounds – mainly the loss of a prominent long established frontage, the unacceptably brash design of the proposed window panels and fascia completely out of keeping with the character of the Coldharbour Road shopping area, traffic impacts from delivery vehicles etc. To compound matters Tesco implemented the proposed changes at the same time as they had submitted the application.

At long last the Council has refused the application for the following reasons: *“The proposed signage, by virtue of the quantity, poor quality materials, insensitive method illumination and overall design would result in an inappropriate and unnecessary amount of low-quality commercial branding in a prominent location that would detract from the appearance of host building and the visual appearance of the street-scene. Furthermore the proposed window vinyls by reason of their size and number would cover the majority of the shopfront, resulting in a blank façade to the main shopfront and a predominantly dead frontage*

It is possible that the owners will appeal against this decision in an attempt to retain the current shop appearance. Alternatively, the owners could make changes that address the visual impacts listed in the Council’s refusal or they could just stick it out, gambling that the Council do not have enough staff to take enforcement action.

Either way there is no requirement for the owner to reinstate the historic window frontage as it was and the shop will continue to pose a road safety threat by virtue of the large delivery lorries that service the shop.

Notice Boards

The Community Association have two notice boards, respectively positioned close to Westbury Park School gates and outside Henleaze Library. Both notice boards are in a poor state as they are rather flimsy and therefore vulnerable to inclement weather. While we have little hard evidence at hand, we suspect that few people actually pay much attention to the boards especially as, over the years, fewer items are posted by the few of us who remain active. We have increasingly relied on direct email postings to WPCA members to advertise events and to provide updates on planning applications and other matters of communal interest. We are therefore thinking of removing both notice boards which have become rather embarrassing eyesores.

The new City Council Area Committees

In January 2024, the City Council approved a new constitution to apply from May 2024 when the new committee-based council structure will start, replacing the mayoral system. As part of the new structure there will be nine Area Committees responsible for distributing Community Infrastructure Levy funds (CIL) and Section 106 funds - both raised through planning agreements). The Area Committees will also have a remit to be consulted on and to refer matters raised about local services such as road safety, parks and waste management. Westbury Park will be served by the Area Committee covering Bishopston and Ashley Down, Redland, Stoke Bishop, and Westbury-on-Trym and Henleaze wards.

The new Area Committees will be required to hold two meetings a year in local venues, and potentially a further two meetings online, which will be open to public participation. The new Area Committees will be required to have a public forum as part of their meetings. At these, members of the public will be able to put forward petitions, statements and questions to the members of the Committee. This will mean that there will be at least two local opportunities a year for the public to raise issues of importance at a public forum with their councillors.

With the establishment of these new area based Committees the existing and entirely voluntary Bishopston, Cotham and Redland Community Partnership (BCR CP) has decided to wind up as its role will largely be replicated by the new Council led arrangements.

St. Christopher's

Following the expiration date for appealing against the refusal of permission for the extra care scheme we wrote to the site owners on 4th April asking if they could tell us anything about progress. To date the owners have not replied. We will continue to keep our ears close to the ground and avoid speculating about what and what may not happen.

WPCA, 17th April 2024