

Date of meeting: 21st January 2014

Date of issue: 4th February 2014

Purpose of meeting: Second meeting to review draft plan

Attendees

- Sarah O'Driscoll - Bristol City Council
- Helen Ross - Bristol City Council
- Eva Stuetzenberger - Destination Bristol
- Alison Bromilow - Neighbourhood Planning Network
- Clare Wilks - Neighbourhood Planning Network
- Paul Bradburn - Old Market Community Association
- Peter Badger - Old Market Community Association
- Willie Harbinson - ESHA Architects

Distribution • Colin Chapman - Bristol City Council

All actions OMCA or ESHA unless noted otherwise

ACTION

1.0 GENERAL

1.1 There needs to be a statement that relates the Neighbourhood Plan to Bristol City Council Core Strategy.

1.2 Adult entertainment venues (SEV's) are controlled by licensing policy - see Bristol City Council website. There are currently two sex shops and one sexual entertainment venue licensed in Old Market/West Street. Massage parlours are not subject to licensing but there are some planning policies that could be applied to them such as 'display of inappropriate advertising'. Sarah O'Driscoll to send us further information.

SO'D

1.3 Provision of affordable housing adequately covered by Bristol City Council Core Strategy. Intention is that ground floors on principle routes have 3 metre ceiling height so that they are 'flexible' and can be used in a variety of ways - live/work, office, retail, etc. It is proposed that paragraphs 5.1 to 5.3 in the Design Code become policy.

2.0 POLICIES MAP

2.1 Rename 'Land Use'.

2.2 Add 'safeguarded' pedestrian cycle routes, e.g. Hawkins Street.

3.0 POLICY T1 TRAFFIC, CYCLISTS AND PEDESTRIANS

3.1 Change mitigate against the to 'reduce the negative'.

4.0 POLICY T2 HIGH STREET

4.1 Add more explanation into preface (9.1.2).

4.2 Explain 'open accessible frontages' - people can see in and see out.

4.3 Explain 'active frontages' - contribution to street scene.

5.0 POLICY T3 SHORT TERM BUSINESS PARKING

5.1 Gardiner Haskins' car park could be useful for the Arena.

5.2 Check site allocation and Development Management policies in relation to service parking, operations requirements/vehicles.

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ACTION

- 5.3 Mention particular shortage of cycle parking in Old Market.
- 5.4 Eva Stuetzenberger to talk to Nick Pates about funds for cycle stands and evidence of cycling in Old Market Area.

ES

6.0 MOVEMENT MAP

- 6.1 Map needs to show more routes and be clearer - plotted onto drawn map rather than aerial photograph.
- 6.2 Meeting required with Bristol Cycling Campaign.
- 6.3 Add cycle path along old railway line through the Waste Transfer Station and show on Land Use Map as 'safeguarded' route.
- 6.4 Meet Gardiner Haskins to talk about pedestrian route alongside their building partially blocked by a fire escape.
- 6.5 Walking patterns - contact Marcus Grant/Stephen Hewitt (Bristol City Council).
- 6.6 Obtain walking maps for evidence.
- 6.7 Highlight new routes on plan.
- 6.8 Cycling - make more of new routes in Neighbourhood Plan aspirations (ref. 6.1).

7.0 POLICY B1 HISTORIC BUILDINGS

- 7.1 Expand as suggested by English Heritage.
- 7.2 Second bullet point - change 'incongruous' to 'unsympathetic'.
- 7.3 Fourth bullet point - omit the word 'ownership'.

8.0 BUILDING QUALITY MAP

- 8.1 Omit light blue buildings or refer to them as 'other buildings'.
- 8.2 Check map against the one in Old Market Conservation Area Character Appraisal.

9.0 POLICY B2 NEW BUILDINGS

- 9.1 First bullet point - explain 'building line'.
- 9.2 Third bullet point - add 'the facade of' between 'within' and 'buildings'.
- 9.3 Change wording of final sentence to 'Development will be permitted where it can be demonstrated how the proposal has taken these factors into account and has taken advantage of all opportunities to improve Old Market Quarter'.

10.0 POLICY B4 BUILDING CONVERSION

- 10.1 Add a descriptive sentence 'The conversion of existing buildings should safeguard or enhance heritage assets'.
- 10.2 Change first sentence to 'The conversion of existing buildings will be permitted where it can be demonstrated that'.
- 10.3 Then all bullet points to be turned to negatives.
- 10.4 First bullet point - change 'incongruous' to 'unsympathetic'.

All actions OMCA or ESHA unless noted otherwise

ACTION

10.5 Second bullet point - clarify that fenestration pattern includes subdivision of window opening (glazing bars) and the importance of fenestration patterns to preserving building character.

11.0 POLICY B5 PIWA'S

11.1 In the preface (ref. 9.2.5) clarify 'hotspots' and 'benefits'.

11.2 Add to wording that the existing amount of employment in terms of jobs and/or floor space is not reduced.

11.3 First bullet point - change to 'A meaningful proportion of commercial or employment space is retained'.

12.0 POLICY C1 RETAIL

12.1 Applicants will need to demonstrate that loss of retail floor space is not detrimental to the viability of the retail unit - cross refer to DM8 2.8.2.

12.2 Specify streets by number.

12.3 Define areas by 'secondary frontage' and 'areas outside'.

13.0 POLICY C2 COMMUNITY FACILITIES

13.1 Need to be more specific about the extent of existing facilities and the demand for new. Look at 'Know Your Place' and obtain more information from John Boss (Bristol City Council) - Evidence - what facility? where it is? who manages it?

13.2 Public health information - ask Judith Taylor (Bristol City Council).

13.3 Consider 'safeguarding' sites.

14.0 POLICY C3 HOUSING

14.1 Helen Ross to ask Rashid Mohammed to extract from his collected data local needs issues related to the neighbourhood plan area only.

HR

15.0 FURTHER MEETING

15.1 Further meeting required to review remaining part of document (page 44 onwards - site policies, open space policies, Appendices).

15.2 Meeting time and venue confirmed as 2.00 pm on Tuesday 11th February 2014, Brunel House.