

# *THE WESTBURY ON TRYM SOCIETY*

## **SUMMARY OF CURRENT MAJOR PLANNING ISSUES MAY 2013**

### **TESCO**

Conversion of the former Foresters Arms Public House to a small Tesco supermarket on the corner of Westbury Hill: this is now expected to go ahead. No precise date for conversion is yet known but a dependable source has confirmed that it will begin this summer, despite rumours of various kinds to the contrary! In order to facilitate both the building's conversion and the subsequent daily delivery of goods, it will be necessary to allow vehicles to stop and wait outside. In order to avoid the zigzag lines that precede the zebra crossing, BCC proposed that a TRO be made to lengthen the no waiting restriction yellow lines, thereby shortening the limited parking bay on that side of Westbury Hill (\*see below).

The City Council Transport section has confirmed that the TRAFFIC ORDER (TRO) necessary to lengthen the double yellow lining outside the Foresters has been passed.

"On 16<sup>th</sup> April 2013 the City Council's Service Director for Transport considered the objections and comments received to the proposed order. After carefully considering these objections and comments the Director decided to proceed with the making of the order as advertised."

(A total of 6 objections were made to the department after the TRO had been publicly advertised outside the premises during February 2013)

Reasons for the decision are given with the summary of formal objections.

(These included traffic congestion becoming worse at this point, delivery vehicles overlapping on to the zigzag lines, owners of other vehicles using the facility to park while loading with goods, that section of the Hill becoming impassable when large vehicles coincide on either side of the road and large delivery vans blocking site lines for the crossing.)

The explanation for the change in the traffic orders at present pertaining is as follows-

"It is proposed that the current prohibition of waiting at any time (indicated by double yellow lines) on the southwest side of Westbury Hill, which currently terminates in line with the common boundary line of numbers 73 and 75 Westbury Hill, should be extended by one metre in a south easterly direction. Delivery vehicles are permitted to wait on yellow lines while goods are being loaded or unloaded and the proposal is intended to provide vehicles being used to make deliveries to the new supermarket with sufficient space to pull close to the kerb, to minimize interference with the movement of other traffic".

**Other drivers please note this! DELIVERY VEHICLES are permitted to wait on yellow lines while goods are being loaded or unloaded**

**THIS DOES NOT INCLUDE PEOPLE WHO PARK CARS ON LINES WHILE DOING THEIR SHOPPING IN CANFORD LANE OR POPPING ACROSS THE ROAD TO GET MONEY FROM THE HOLE IN THE WALL!!**

I am grateful to Jill Kempshall, of SusWot and the Westbury Society, who provided the detail for this item after correspondence with the transport department.

## **REDEVELOPMENT OF THE SITE OF THE FORMER WESLEY COLLEGE ON HENBURY HILL**

The main building that overlooks the valley from the hilltop has been sold to Cedar Care along with the adjacent Headingly building (formerly a conference centre and chapel). Cedar Care is a Bristol based care home operator and developer. Access to this part of the site will be via Henbury Hill only as has been the case when the College was fully open.

The owners/developers of the rest of the site are currently still completing plans for the erection of 12 detached executive style homes on the former football field. They have in hand a report on open spaces in this area as this is one point that has been raised in the pre application process. Further consultations have been held in BS10 and with residents immediately affected by the proposals in Northover Road and the Ridgeway. They hope to submit formal plans by the end of May and are broadly speaking happy with their progress that has not encountered any significant opposition so far. Anyone will be able to comment once the plans are published by City Planning and will appear on line.

**The Society will place a notice in their village board to advise you of the dates for commenting.**

The Bristol Conservation panel expressed the view that the main building was of sufficient architectural importance within the landscape to be retained and also that great care must be taken in future management of the woodland to the rear of the College (Sheepwood). This is already protected woodland within the Brentry conservation area and the Care Home owners are concerned to manage their section of the woodland properly.

## **REDEVELOPMENT OF THE CORNER OF SHIPLEY ROAD AND PASSAGE ROAD**

In line with the new rules for developments of over ten dwellings, a 'pre-application' meeting was advertised and held for residents in the immediate area of Shipley and Passage Roads and Whytes Close, early in the New year, so that inspection of proposed plans for a block of flats to replace the existing house on that site could be viewed and discussed with the agent and architect. A written survey of opinion from those who attended was carried out by the Chairman on behalf of the Society. Opinions expressed at that stage were not very favourable to the proposed design although everyone acknowledges that the present house does not enhance the landscape at the top of Westbury High Street. The proposal is for twelve flats which everyone consulted agreed is an over development of the site in their opinion apart from criticisms of the design itself. A full report of the survey was sent to the agent and the architect.

The developer and his architect are currently preparing the final documents and details before formal application - they hope this will be at the end of May.

Anyone will then be permitted to send in an opinion about the design which will appear on line on the City Planning website and the Westbury Society may hold further discussions at that stage.

**Please watch the Carlton Court and Stoke Lane boards for notices if you are interested in commenting on this important development.**

## **HAPPY FISH**

The owner of the new Fish shop in Westbury Village has encountered some difficulty in trying to advertise his business effectively. Owing to *one* objection he has been refused permission by the planning dept (under delegated powers - which probably means a junior planning officer has handled it), to display a sign board on the end of the building where his shop is situated. Neither the Business Association nor the Westbury Society has raised any objections to the sign. In fact many have written in to support the need to display a sign at this point owing to the shop being hidden by the huge Bus Shelter which stands in front of it! If there is an appeal on the matter, those who have already supported his application will do so again.

**Hilary Long, pp. The Westbury on Trym Society**