



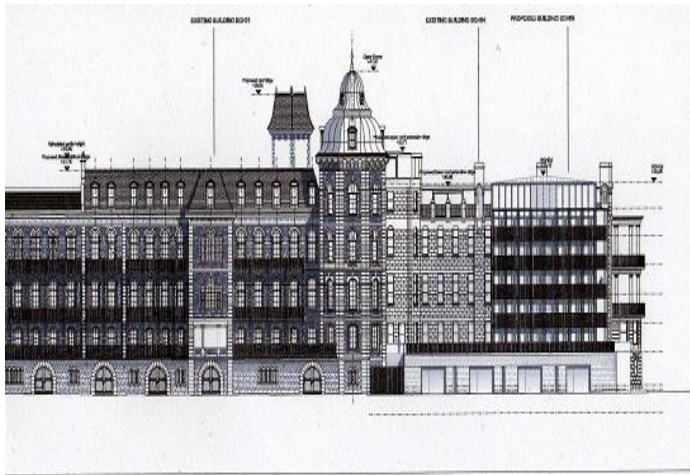
Quay Notes

September 2012

Newsletter for residents of Merchants Landing

www.mlra.co.uk

Consent refused for Hospital Redevelopment



Part of the proposed elevation to Bathurst Basin, showing restored original buildings on left, restored tower in centre, and new buildings on right

Planning Permission was refused last Wednesday (29th August) for the main proposed scheme for the redevelopment of the General Hospital. The planners were entirely happy with the design of the main proposals, but permission was refused for just one reason – that the developer was not prepared to include affordable housing and was making an inadequate contribution to the City's infrastructure.

Before the decision was made, the committee was addressed by local businesses who were unhappy with the proposal to make Lower Guinea Street one way, and by the developer, and also by our own John Ashford. John expressed the view that leaving the buildings empty (the NHS vacated the premises a few months ago) would risk decay and vandalism. However, the committee took the view that the shortage of affordable housing in the City was so serious, and the developer's proposed contributions were so inadequate that permission had to be refused.

The committee granted Listed Building Consent because there were no objections to the design.

The planners also decided that the new buildings (on the right of above drawing) could not be more than six storeys, and that therefore the 'supplementary' scheme put in by the developers, showing a nine-storey building was not acceptable because of the impact on neighbours and the Conservation Area. The developers had already lodged an appeal for 'non-determination' of the supplementary scheme.

Now both the main scheme and the supplementary scheme will go to a Public Inquiry, probably at the end of this year or early next, and both schemes will be determined by an Inspector.

Meanwhile, on Redcliffe Wharf: The City Council announced a few weeks ago that it had chosen a company called Complex Development Projects Ltd as their preferred developer for this site, owned by the Council, and one of the last remaining derelict sites on the Harbourside.

Residents Association AGM coming up soon

Joi Demery, Chair of Merchants Landing Residents Association says:

The AGM will be held on Friday 21 September, 7.30 on the John Sebastian. The committee will be elected at this meeting. The current committee are willing to continue but if there are any other nominations please let me know in advance of the AGM. We will also select the charity we wish to support in the coming year; again if there is a charity you wish to nominate please let me know. The bar will be available and the committee will be providing cheese & biscuits - we look forward to seeing you there.

TAI CHI AH-HA!

Joi Demery also reports: On a sunny evening in July (yes there was at least one!) a small group gathered in the communal garden and with some expert tuition from Frank enjoyed a taste of Tai Chi. An hour later we had practised our five elements and felt relaxed and absolutely de-stressed!

BOB'S QUIZ NIGHT will be held at 7.30pm on Friday 30 November, on board the John Sebastian.

BURNS IS BACK!

Back by popular demand - we are holding a Burns Night on Friday 25th January 2013. Volunteers are needed to assist with planning and the cooking! Please let us know if you are able to help.

Car Parking Issues for Merchants Landing

Roy Demery, Chair of the Merchants Landing Amenities Board says: The new law which bans wheel-clamping received Royal Assent in May, and the government has recently announced that it will be brought into effect on 1st October. The Board will therefore be reviewing in the next month how to prevent unauthorised parking on Merchants Landing and at the same time protect residents rights. The Board is also aware of some recent conflicts of interest, and that clamping has been perhaps at times over-zealous. We will therefore be publishing new Car Parking Regulations at the beginning of October, and they will be sent out with the AGM papers to shareholders. Tenants need to check changes with their landlords, or landlords could tell their tenants!

At the same time the City Council are publishing new Parking Regulations for the public highways in our area. These obviously won't affect our private garage courts and parking areas, and there don't appear to be any changes to the double-yellow-lined streets, but there will be new pay-and-display parking bays in Wapping Road. It seems that residents of Wapping Road, Challoner Court and Draycot Place will be eligible to apply for residents parking permits in those spaces (for a fee of course!). Further info on the City Council's website.



Above: The Merchants Landing Amenities Board for 2011-2. From left: David Johnson, John Brentnall, Michael Hart, Gaynor Cashman, Mike Thorne and Roy Demery (Chair). Contact details on the mlra website.

WINDOW SPRINGS

Mike Hart says:

Spring units for your Avdon windows are no longer made and tend to jam if not greased regularly. We have about 20 spare ones available, free to first replies.

Please contact M Hart 921 5291

PROPERTY WANTED

Brenda Page, 3 Challoner Court says: I know someone who is interested in purchasing a property on Merchants Landing, preferably a flat – might save someone Estate Agent's fees.

Feedback on Railings & Gates

It was reported in the last issue of Quay Notes that Amenities Board Director David Johnson had suggested that we should reconsider the controversial issue of railings and gates around our communal garden, so as to "stop non-residents bringing their dogs there, defecating on the grass and damaging the trees, causing two trees to die through extensive damage to their bark; we would create a residents private garden, as in parts of Clifton. The police and the Council's Dog Warden have been helpful but the problem keeps returning."

Your editor has received two email responses to that article:

Lloyd Fletcher said: I think its well worth exploring this idea as a way to better protect and secure the area. It would need to be sympathetic, ie probably a low (waist-high?) fence, not a high one that made the area look "caged in". All gates should be self-closing, so they can't be left open. Carefully planned, selected and executed, a fence would provide both visual and physical deterrent to trespassers and their dogs. A notice at each entry point along the lines "Private Property – Residents Only" would give most people pause before entering, even those taking an innocent short cut. The only downside I can see is inconvenience for residents whose houses back onto the amenities area, and who use their back gates for entry and exit; they would have an extra gate to pass through, which may be a pain when carrying shopping and so forth. It wouldn't need much fencing, it seems to me: gates at the south side passages from the Bathurst Parade garage courtyard and Draycott Place; another at the eastern side passage; and maybe just one short stretch of fencing and a gate on the north side behind Byzantine Court.

And Barry Enever said: I have always been in favour of gates in order to protect our communal/garaged areas from theft and to prevent our walls being used as urinals at the weekends. I always thought that proximity cards were an ideal solution to the rapid opening of them. I really feel that we should try and dissuade non-residents from walking through the entire location as it would help to cut down on theft and vandalism. However I definitely would NOT be in favour of gates and/or railings just to protect the lawned area. *[Editor's note: we do have public highways and rights of way that could not be gated].*

AMENITIES BOARD AGM

***Roy Demery reports:* The general meeting of ML(A)L will take place on Friday 19th October at 19.30 on the John Sebastian and all shareholders are invited to attend.**

Nomination forms for Directors will be circulated later this month and all shareholders are eligible to stand for election. Directors hold office until the following AGM at which they can offer themselves for re-election. If you think you might be interested and want to find out more, contact any of the present Directors (contact details are on the website) or our Managing Agent, Roger Bryan (see below).

NEXT MEETING OF AMENITIES BOARD:

Roy Demery reports: The next meeting of the Amenities Board is on October 1st.

Any comments on parking or gates or indeed anything else before that date to any Board member or to our Managing Agent:

Roger Bryan of Bristol Leasehold Management, Oakside House, 35 Oakfield Road, Bristol BS8 2AT.

Email: office@bristol-leases.co.uk