



LANSDOWN CRESCENT ASSOCIATION: ANNUAL GENERAL MEETING

HELD THROUGH WEB CONFERENCING FACILITY, ZOOM
ON MONDAY 13TH JULY, 2020 at 7.00 p.m.

MINUTES

Present:

49 members attended the AGM, including all members of the outgoing committee: Robin Kerr (RK), Simon Brand (SB), Stephanie Higgins (SH), Nick Bishop (NB), Rachael Hushon (RH), Megan Dalton (MD), James Freeman (JF) and Michelle Maguire (MM)

1. Apologies

Apologies were received from all those members who submitted proxy votes given in section 6 of these minutes.

2. Chair's welcome

Robin Kerr welcomed all members to this year's AGM; the first to be held on Zoom.

3. Minutes of the last AGM - previously circulated to members and copy attached

Minutes were proposed by Judith Constantine, seconded by Simon Heale and passed by universal acclaim.

4. Matters arising

None

5. Reports:

- a. **Chair** – Robin Kerr (see 7-year survey, attached)

Robin gave us the highlights which took place during his seven years as chair of the LCA and thanked the committee and trustees for their work.

- b. **Treasurer** – Stephanie Higgins, referring to the statement of accounts, attached, and vote for their adoption.

Steph informed us that the LCA has £12,700 in our various bank accounts.

The various social events have made small profits, which, though not their purpose, is more desirable than any loss.

Steph gave an overview of our financial status, and noted that we are in the process of transferring our bank accounts, for which the bank has given us a strong financial incentive. This process is on hold with the Coronavirus situation, but will resume as soon as practicable.

Trustee Simon Heale had already reviewed the Accounts.

Adoption of the accounts was proposed by **Simon Heale** and seconded by **Nick Bishop**, to universal acclaim.

c. **Membership Secretary** – Stephanie Higgins

2019 saw quite a few new members, but also some departing.

There were 140 members over the year, and 20 new members over the last few months, since the postponement of the earlier 2020 AGM. 2020 will, therefore, have a boost in members.

Rachael added that we are keen for new members to join, and encourage that by delivering our newsletter to all residents, regardless of their membership status.

d. **Traffic & Parking** – Nick Bishop

Loading and unloading restrictions were successfully imposed on the Lansdown Grove Hotel as a result of communication with the council.

Following requests from local residents, Nick has tried to adjust the resident and visitor parking space ratio in LPE, though this was not yet thought a high enough priority by the council.

Width restrictions have been imposed after a long battle, including pointing out errors with our ward councillor in the signage once installed at the top of Cavendish Road. These errors were subsequently corrected by the council.

Trade vehicles have been driving on and parking on our pavements, threatening our vaults and residents, as well as being illegal. Nick asked us to inform any trades-people we use of these restrictions, recommending that they request parking permits outside the relevant property.

Nick also mentioned Bristol airport and the frequency of night-flights pre-covid. A planning proposal was made for a significant expansion that would have

resulted in an average throughout the year of 12 extra night flights (between 11:30pm-6:00am), with the average disguising the intolerable levels to which that would have risen during the busier summer months.

LCA joined the campaign to oppose this and wrote to Wera Hobhouse, our local MP, and the planning proposal was rejected. Following this, Bristol Airport subsequently applied for more night-flights without expansion – the result of this application is not yet known.

Robin added that North Somerset council have continued to reject all such planning requests from the airport. FoBRA, of which LCA is a member, bringing together 33 Bath resident associations, was one of the principal objectors to this expansion.

e. **Events** – Megan Dalton

Events of the last year were enjoyed by everyone, and Megan expressed her thanks to all those attending and helping out.

Weekday pub-trips were trialled, but have been put on hold due to coronavirus restrictions. As these are now being lifted, pub-trips might resume, but not immediately. They will be publicised on the web-site.

There was no summer party because of Coronavirus.

Megan ended by encouraging all residents to participate, even if not on the committee, to help build our community. Robin mentioned the great generosity shown by several of our members in allowing these events to take place in their houses and gardens.

f. **Field & Sheep** – Michelle Maguire

The open-field event on Easter Monday was deferred due to coronavirus. When available, a new date will be published on the LCA website

The sheep were taken away for June shearing, and now only four have returned following a dry spring and insufficient grass for any larger a stock.

We have experienced a bumper crop of nettles this season, which has presented a challenge to manage. This required three half-days of effort by Peter Maguire, and will be repeated towards the end of summer.

Reported health issues (heavy breathing by a prone sheep) are frequently a misdiagnosis of a lazy ram: Ben!

Michelle reported a large amount of take-away litter in the field: disposable coffee cups, sandwich wrappers and so on, which was greatly reduced during

lockdown. She thanked those members who have encouraged tradespeople not to litter.

Nick Bishop expressed thanks to Peter Maguire for his hard work in clearing the nettles.

g. **Website** – Simon Brand

The website was transferred to a new provider by a local website builder. After handover, we redesigned it, made it more intuitive and tidied it up. There are frequent additions, and also a new coronavirus section, which has attracted considerable web-traffic, with a peak of 1000 page visits a month.

Simon finished by mentioning the considerable geographic spread of the website traffic, and encouraged members to send relevant information and photographs for publication.

Robin once more thanked all members of the committee.

6. A Low Traffic Neighbourhood for Lansdown Crescent area (see www.lansdown-crescent.org.uk/blog/ltn) and attached - Rachael Hushon. Vote to be taken.

Rachael Hushon put forward the LCA committee's position to progress the resident consultation process with BANES.

She began by introducing the text of the vote to be taken, followed by some anecdotal near-misses and objective evidence in favour of an LTN.

- On Thursday January 9th at 8-8:15am the Council logged 596 vehicle movements in Cavendish Road, with a commensurate proportion using Lansdown Crescent!
- With the introduction of the Clean Air Zone (CAZ), and possible closure of Milsom Street and Broad Street to cars, the LCA committee saw that the traffic-management system in Queen's Square would draw further traffic onto Lansdown Crescent and Places. These are in danger of becoming as busy as Camden Crescent, which is a horrible road to walk or cycle along.
- In order to avoid being a route-of-choice for rat-runners displaced from the city centre, especially for those travelling east to west or west to east, we believe that there is a strong case for a Low Traffic Neighbourhood (LTN). A case made even stronger by the fact that Lansdown Crescent is specifically mentioned in the UNESCO world heritage listing alongside the Royal Crescent for its authentic Georgian architecture and picturesque rural setting.

- Two LTNs already exist in Bath:
 - Great Pulteney Street is already a LTN by virtue of the bus-gate on Pulteney Bridge.
 - The Royal Crescent has bollards at its junction with Marlborough Buildings

As an example of what could be done in the Lansdown Crescent area, Rachael then suggested that bollards could be placed at either the East or West end of the Crescent as a possible solution to providing such a LTN, and made the following points:

- Other residents' associations (such as Camden Crescent) are pursuing LTNs.
- No effect on parking.
- No rat-running.
- Potential to reduce speeding traffic, as most traffic would be resident-only.
- Bollards at west end (near post box) would provide a large natural turning circle.
- These bollards would be retractable for emergency vehicles.
- There would be a small inconvenience of one way in and one way out of our LTN, but the gain would be significant.

Rachael restated that at this stage this was just an example and that the Committee was seeking support to progress the principle of a LTN for the area and to ask the Council to start full resident consultation.

The following points were raised by members:

- **Adam Barnes:** Would there be a local key-holder for the bollards if large vehicles become stuck? Yes, this is important to request this. **Rachael Hushon** can find out the solution on the Royal Crescent – **Action RH.**
- **Michael Forsyth:** Thought the rat-run should be done away with without any doubt at all, pointing out the success of the scheme on the Royal Crescent. He stated that the bollards should be at LPW rather than LPE, since he felt most of the traffic would be coming from the town and the motorway, and it would take advantage of the natural turning-circle at the bottom of LPW. He also stated his desire to see the granite setts reinstated on the Crescent, to help curb cars' speed.
- **George Scott:** Stated his doubt about the capability of the Highways department, and the effect of a LTN on ULM traffic, with ULM becoming a gyratory route instead of any proposed turning-circle. This would be dangerous, especially where there are no pavements. He asked how ULM would be protected, and what assurance can be given? **Robin** replied that it is not our

place to resolve LTN issues, but rather we will monitor any LTN proposals by the council, who are keen to pursue LTNs in Bath. There will be extensive consultation by the council, but a first step is a vote by our LCA to signal its approval in principle to a LTN.

- **James Freeman:** The Bath CAZ will happen, with Queen Square traffic management resulting in traffic deflection. There will be ways to stop this traffic using ULM, but if we do not do something, then a solution will be imposed on us.
- **Rachael Hushon:** We can put together a wish-list to protect the entire Lansdown Crescent area (e.g. ways to prevent a potential turning-circle being blocked by using double-yellow lines, ways to prevent additional traffic using ULM). Potential rat-runners will make the mistake once and use the turning circle, but then not use the route again. Therefore, any increase in traffic through ULM should be minimal and temporary, especially as residents will not start using ULM simply because of the LTN, as they already turn their vehicles around using three-point turns.
- **Michael Page:** In favour of a consultation, but questioned competency of Highways department, which should be held to account over their plans. He felt that the council was also procrastinating on traffic issues, which was encouraging rat-runners. **Robin** responded that the problem was the sheer number of vehicles, which could be reduced through using public transport with clear roads.
- **Megan Dalton:** Felt the discussion was very helpful, and pointed out issues to address with the Council. She felt that if we did not take a vote in favour of the LTN, then others will be prioritised, and the Crescent will become the definitive cut-through.
- **Dan Crosby:** If we block LPW, then will not all the Cavendish Road traffic simply be pushed up to Sion Road? **Robin** stated that any consultation must be Bath-wide, and FoBRA was looking at a traffic movement plan for Bath.
- **Hilary Lay:** Felt that we would all need to be key-holders for any potential bollards. She felt that the vote was both a statement of support for the bollard system, as well as for the LTN consultation, and felt that she would have to abstain from the vote. **Robin** replied that the wording of the vote stood.
- **Dan Crosby:** Also wanted to vote in favour of an LTN consultation, but not in favour of the proposal that was circulated before the AGM, which he felt would lead to ULM becoming a gyratory system. Simon Brand replied that the wording of the vote stated only the approval of a LTN consultation, and did not mention any proposed solution. **Rachael Hushon** replied that it was the principle rather

than any proposed solution that would be taken forward by the committee, and added that the council's response would be key.

- **Claire Crosby:** Asked for clarification of the proxy voting system. **Simon Brand** replied that all proxy votes would be recorded in the minutes.

A vote was then taken on the following resolution:

***Vote:** I support the principle of a low traffic neighbourhood for the Lansdown crescent area (including the protection of Upper Lansdown Mews) and support the LCA committee in progressing the resident consultation process with BANES.*

Overall Results

The breakdown of the overall result was as follows:

Category	Yes	No	Abstain	Total
Zoom Poll Results	25	5	2	32
Proxy Votes	43	4	0	47
Eligible to Vote but not on Zoom	5	0	0	5
Valid AGM Votes	73 (87%)	9 (11%)	2 (2%)	84 (100%)
Late Proxy Votes	15	0	0	15
Chair Vote	1	0	0	1
Other Votes	16 (100%)	0 (0%)	0 (0%)	16 (100%)
TOTAL	89 (89%)	9 (9%)	2 (2%)	100 (100%)

7. Secretary – Simon Brand: Voting to elect a new Chair, and the 2020/21 LCA Committee

Robin thanked the committee members for their work this year, and gave special mention to Nick Bishop who stands down this year.

The following committee members were voted on:

Member	Proposed By	Seconded By
Adam Barnes	Robin Kerr	James Freeman
Sarah Garrett	Robin Kerr	Michelle Maguire
Ian Lyons	Robin Kerr	Michelle Maguire
James Burtoft	Robin Kerr	Michelle Maguire
Simon Brand	Nick Bishop	Michelle Maguire
Steph Higgins	Simon Brand	Nick Bishop
Megan Dalton	Rachael	Steph Higgins
Rachael Hushon	Steph Higgins	Simon Brand
Megan Dalton	Rachael Hushon	Steph Higgins
James Freeman	Megan Dalton	Rachael Hushon
Michelle Maguire	James Freeman	Megan Dalton

Rachael Hushon was nominated for Chair by **Robin Kerr** and seconded by **Simon Brand**.

All nominations were approved by universal acclaim.

Rachael, qua Chair, then thanked Robin and the committee, and particularly Nick Bishop, Robin Kerr, and Sarah Kerr for the work they have done, both at LCA and FoBRA.

- 8. Other business.** (*Items for submission to the Meeting must reach the Chair, Robin Kerr, of 3 Lansdown Place East, in writing, by 6th July (i.e. not less than 7 days before the Meeting)*)

Jeremy and Susie Holmes.

PLANNING APPLICATIONS FOR THE LANSDOWN CRESCENT ASSOCIATION AREA We would like to propose that, in view of the effect that the current building works in Lansdown Crescent and Upper Lansdown Mews have had on the surrounding areas, when planning applications are made for any future building works in the Lansdown Crescent Association (LCA) area, investigations are made by the Committee as to their impact on the neighbours during construction and, if necessary, representations are made to the Local Planning Authority as to the Construction Management Plan. We understand that more building works are proposed soon in Lansdown Crescent which are likely to cause impact there and through rear access in the Mews. In 2018 Upper Lansdown Mews houses were severely affected by nearby construction works without adequate consideration by the Council or by the owners, despite repeated representation. This year, again, the properties surrounding the present extensive building works, both in the Crescent and the Mews, are causing considerable disturbance to the lives of those residents. Jeremy and Susie Holmes 53b Upper Lansdown Mews

The above proposal was sent out to members before this AGM regarding a Construction Management Plan for future work on the Crescent. Robin accepted the merit of the proposal, but feared very little of it will be accepted by the planning authority. Developments need to be of the scale of Hope House to require such a plan.

Instead, a local code of practice will be developed by the committee, without legal standing, but with moral standing. House owners and their agents will be asked to be guided by this proposal.

Simon Brand, Secretary.