Minutes of Sion Hill & Summerhill Residents' Association AGM
6pm Monday 5th October 2026
Held at
5 Ormonde House, Sion Hill, Bath.

Present: Suzanne Chase (Chair), Ian Cutter (Treasurer), Sally Parkes (Secretary)
Michael Maude, Joanne Johnson, Patricia Ludlam, (Committee Members)

Andrew and Linda Wyon, Natasha Finlayson and Steve Crabb, Neil Barnes,
Jacqui and Robert Parker, David Franklin, Gwyn Randolph, Richard Ludlam, Vin and Oonagh Madden, Diana Terry and Tim O'Keefe.

1. Welcome and Apologies

Suzanne Chase announced that a quorum was present, and welcomed everyone and introduced the Committee. Sally read out the apologies:

Paul Crowsley, Jenny Atherton (Committee Members)
Anne and Jim Dowling, Clare Haresign, Glenys Henshaw, Tim Painter

2. Minutes of the previous AGM of 1st October 2025

Suzanne asked the meeting if there were any queries, as there were none, the minutes were approved.

3. Chair's Report
Suzanne referred to the Summer Newsletter, which has been emailed to all members in August and posted on the website. www.sionsummerhill.org.uk.

Suzanne said that the LTN had taken a lot of the Committee's time this year and over previous years. The Council's decision to make the closure of Winifred's Lane a permanent TRO was decided on 30th January 2026. It was later upheld following a council scrutiny panel review on 23rd February 2026. Since then the Council are in the process of raising and widening the pavement on the bends in Sion Road, thus narrowing the carriageway, and also putting a speed table at the junction with Sion Hill Place, to slow the traffic down. Vin Madden felt that there would be collisions as a result. There is a proposal to remove some parking spaces near the school exit on Sion Road, and outside 9 Sion Hill West. Some spaces may be removed adjacent to the golf course entrance opposite Park Place on Cavendish Road. An ANPR (automatic number plate recognition) device with 3 cameras has been installed at the junction of Sion Hill West/ Cavendish Road/Sion Hill East, to stop people turning right into Sion Hill East.

Steve Crabb asked about procedure, to which Suzanne replied that there is a lot of history. However, many of our suggestions have been ignored by our Ward Councillor Lucy Hodge. Tim O'Keefe stated that there were no road markings on the junction of Sion Road with Sion Hill West advising traffic to slow down or halt, also the junction of Cavendish Road with Sion Hill West has an absence of suitable road markings. Diana Terry asked about a Community speed watch.

Suzanne reminded members of our 2 Neighbourhood Watch Groups, and to join them to receive local police reports and scams, as well as informing the co-ordinators of details of any crimes known about in the locality. zakjohn40@hotmail.com for Summerhill Road, and jenny.atherton@gmail.com for Sion Hill.

Suzanne said that the council are looking for a new contractor to runThe Golf Course. Hence the alarming and badly worded notices on the golf course talking of "disposal". It is understood that this is Council procedure when a new lease is being granted . Michael said that the call for tenders had not brought anyone to the table. Richard Ludlam said that there was no incentive to take on the golf course, as it was a loss making enterprise.

Suzanne asked Joanne to talk about Planning matters. Joanne said that we looked at major applications in the area, not to object or approve them merely to check certain things such as access and weight of construction vehicles, and make sure that our residents are not inconvenienced.

Joanne went on to talk about the new draft Local Plan, which is to run from 2025 to 2043 and is out for a final round of consultation. Our main concern, as an association, here is the future use of the Bath Spa campus site in Sion Road, where there is a historic allocation to build 100 dwellings within the existing footprint - should the site become available for redevelopment. The draft Local Plan seeks only to retain this allocation with the same conditions as in the expiring Local Plan. We will probably support the retention of this allocation and conditions in the current round of consultation and an email will be sent out to members soon.

Other proposed sites mentioned in the draft Local Plan and allocated for residential development in the locality, includes the garages and shops in Julian Road adjacent to and including the Eades Greengrocers shop; part of the Kingswood playing fields at the rear of the Kingswood School sports pavilion and adjacent to the Ensleigh redevelopment, and two sites in Weston.

The land south of the A4 heading west towards The Globe PH at Newton St Loe is also mentioned as a possible future site for both commercial and residential development but is not allocated in the draft Local Plan at present.

In order for B&NES to implement government requirements for more new housing allocation it is understood that Bath might have to lose its UNESCO status in order to develop this land. However, it is also understood that the city could reapply to UNESCO for re-designation once allocations have been confirmed. Diane Terry said that she had been to a consultation about this, and thought it was important to have engagement.

Suzanne asked Sally to comment on the events and potential disturbance from Royal Victoria Park. Sally said that she had written several times to the events team, to make sure that we were included in receiving notification of any events in the park, but also events that used our roads. Sometimes residents are unable to go from their homes when they want to because of competitors using the Cotswold Way as part of their route. The onus is on the organisers to inform the residents.

Suzanne said that we are planning to have a Residents' Drinks and that we are waiting for confirmation of the use of venue. **Please save the date 12 noon Sunday 29th November.**

4. Treasurer's Report

Ian reported that we have 80 households on our list, and thanked the 51 who have made their membership contribution.
We now have a balance of £466.14p.

5. Election of the Committee.

The present committee were put up for re-election, this was proposed by Linda Wyon and seconded by Andrew Wyon.

6. Any Other Business

Both Tim O'Keefe and Diana Terry had had success using Fix My Street. Sally and Joanne had also used it to clear weeds, repair potholes, and eventually reinstate faded road signs.
Sally thought it would a good idea to encourage individuals to use fix my Street to report problems direct.

It has a new address: https://fix.bathnes.gov.uk/

Sally went on to say that she had had several issues with sending emails out to members, as security on individuals's emails is much more strict. She wondered if all our members had received and read our communications. Our mailing system has changed to a different platform called Mailerlite. It is possible they have gone into junk. It would be good if everyone could put the new email address below into their contacts/address book.

secretary@sionsummerhill.org.uk

There being no further business, Suzanne thanked everyone for coming, and thanked Michael for the venue and closed the meeting.