

MINUTES of meeting - 7.00 pm Monday the 15<sup>th</sup> January 2018– The Naval Volunteer King Street.

**Date of next meetings** - 7.00 pm TBA

**Present**

Joel Baillie-Lane

Alan Morris

Simon Birch

Peter Weeks

John Frenkel (Chair)

Stephen Wickham

**Minutes** of the 13<sup>th</sup> November 2017 meeting – approved by email.

**Apologies** Ellen Grist John Payne – JF apologised for the change of date caused by his failure to reserve the venue, which denied the meeting of John Payne’s contributions.

**Planning enquiries and planning applications**

**Land at Home Gardens Blackboy Hill – 17/06061/Preapp** – JB-L & PW said that they believed that they responded to this early pre-app consultation and would circulate the response.

**Broadwalk Shopping Centre – 17/06152/Preapp** - *Redevelopment of Broadwalk Shopping Centre 43 apartments and 230 new homes.* The Society supports the scheme but has concerns and has made suggestions about the height and mass of the buildings that would face Redcatch Road and Redcatch Park. Response circulated between meetings – Council’s advice letter pending.

**Callowhill Court, Broadmead & The Horsefair - 16/06594/P** - *Outline Application - Demolition of existing buildings and structures and the comprehensive mixed-use redevelopment.* Planning permission granted on the 6th January The Alliance has abandoned the Brunswick Square car park entrance, which will be a light controlled junction in Bond Street and has reduced the outline of the buildings that face Bond Street and Merchant Street.

I propose to omit this item in future until there is unambiguous information that the development will proceed. JF

**Cathedral School - 17/06478/F** - *Demolition of link building adjacent to sports hall and construction of new classroom block. and an improved external social area for pupils. Revised parking layout scheme with proposed landscaping.* It was agreed that the Society should support the application but make clear that the Council should encourage the school, with its expanding population to adopt a scheme to support a shift from the delivery and collection of pupils by private car. The Group considered that it would not be possible to enforce such a scheme through planning management.

**Former Central Ambulance Station - 17/04267/F** - *Residential redevelopment with a tall building.* The Society supports redevelopment of the site but opposes the tall building. Planning permission granted.

**Colston Hall Colston Street - 17/02917/LA** - *Refurbishment and transformation (Phase 2) to provide a redesigned Main Hall and Lantern Building together with adaptation of the cellars to provide a third performance space/venue and educational learning spaces.* The Planning Committee have resolved to support the application, which is referred to the Secretary of State for consideration.

**1 Colston's Yard – 17/006348/Preapp** - *12. apartments student accommodation.* Proposed response circulated between meetings. The Society opposes the overdevelopment of this site. Pre-app response circulate between meetings. Council's advice letter pending.

**Units B & C Dean Street St Pauls – 17/02894/F** - *Demolition of existing buildings – residential led development with ground floor commercial use.* The Society does not support this scheme, which is too tall for the site. Planning response filed that repeats the earlier pre-planning response. Planning decision pending.

**13 - 19 Dean Street St. Pauls - 17/06070/F** - *Demolition to construct 37 cluster flats and 1 studio flat (246 student bedrooms) with ancillary accommodation and commercial units at ground floor* - The Society opposes the extension of the envelope of the permitted scheme and the design, which is not good enough architecture. Planning decision pending.

**Ferodo House Willway Street Bedminster - 17/05327/PREAPP** - *Demolition of existing building and erection of three to four storey apartment block* – The Society supports redevelopment of the site but opposes the loss of all employment space (earlier consent included employment space). The quality of the design of the replacement building is inadequate. Response circulated between meetings. Council's advice letter pending.

**Generator Building Counterslip - 17/06919/F** - *Refurbishment of building to provide 2701sq m. of office accommodation* – the Society supports the application – planning decision pending.

**Plot 4, Glassfield site - 17/02893/F** - *Proposed 200-bed hotel* - The Society supports the scheme but has suggested more interesting architecture. Planning decision pending.

**Plot 4 Glasswharf (aka ND9) - 17/04889/F**– *10 storey office development* – The building exceeds the masterplan indicated height and would overshadow the houses in the neighbouring Dings estate. The Society supported the Old Market Community Association's response which opposes the scheme. A revised response commenting on the scheme if the

Council approved the mass of the scheme filed. Planning decision pending.

**Former Grosvenor Hotel – 149 Victoria Street – 17/04949/PREAPP** – *proposal to part demolish the former hotel to deliver a new building (incorporating the facades) of 12-storeys in height.* JB-L & JF met the architect of a scheme and circulated a response that gave cautious support to the proposal subject to reduction of the height and mass to reflect the planning advice given in the Temple Quarter Spatial Framework. The response was not universally welcomed.

**Hartcliffe Campus William Jessop Way - 17/06902/PREAPP** - *Residential development of up to 480 residential dwellings* - SB and JP will circulate a response.

**Open Space Hengrove** - *Residential development with associated road works and landscaping.* This will be a phased development of 1,000 houses on the old Whitchurch Airfield. SB and JP will circulate a response.

**McArthur's Warehouse Gas Ferry Road - 17/03139/F** – *mixed use development comprising c.140 residential units and ground floor commercial floorspace.* Planning permission granted.

**40-48 Midland Road – 17/05505/Preapp** – *demolition of existing buildings to construct 62 flats* – The Society responded to support the detailed objections of the OMCA, which said that the scheme was overscaled for the area, overdeveloped the site and that the design does not reflect any of the established building styles of the original Midland Road development. BUDF advice letter circulated - Council's advice letter pending.

**Payne's Shipyard – 17/5090/Preapp** – *demolition of current buildings – change of use from employment to residential – construction of 179 flats in four blocks one of 12 storeys* – The Society does not support the proposal. There is no evidence that the current employment use should be lost. The mass and height of the scheme is inappropriate for the character of Southville. The Council's advice letter that set out the significant problems that the scheme faces circulated between meetings. BUDF advice letter circulated.

**29-30 Portland Square Sandhu's Cash & Carry site - 17/05290/F** - *Demolition of the warehouses restoration of the listed buildings 31 and 32 Portland Square reinstatement of in the gap sites 29 and 30 Portland Square and 1 Cave Street - New build block of flats facing Surrey Street - New build block of flats facing Brunswick Cemetery Gardens.* The PAG has responded to the planning application. BUDF advice letter circulated between meetings. Planning decision pending.

**Land Adjacent To The Quays Cumberland Road - No: 17/05149/F** - *6 storey building (plus a basement), to accommodate 13 units operated as serviced apartments.* The Society supports this proposal. There is significant local opposition. Planning decision pending.

**Redcliffe Wharf - 17/02049/F** - *Development, including demolition of existing boat building premises and refurbishment of two existing buildings to provide a mixed-use scheme incorporating public realm.* Planning permission granted.

**Redland Court – 17/04263/F** - *restoration and division of the Grade II\* listed building, demolition or conversion of other existing buildings and some new build residential to create 44*

*new homes.* Planning committee resolved to approve – application referred to Secretary of State in view of Historic England’s objection.

**Former Allotments Silbury Road Bristol - 17/06559/F** - *Construction of up to 126 dwellings with access, parking and amenities.* The Society supports the scheme. BUDF advice circulated. Planning decision pending.

**St Marys Hospital Upper Byron Place - 17/07088/F** - *Redevelopment to provide student accommodation - 153 Bed spaces.* The Society supports the scheme. JF will circulate a proposed response to suggest improvements to the roof, removal of the garden pavilion and a revision of the design of the mews style development on Upper Byron Place. Planning decision pending.

**Land At Temple Circus - 16/06828/P** – *Hybrid application and outline application for redevelopment of the Temple Circus site.* Planning committee resolved to approve – application referred to Secretary of State in view of Historic England’s objection.

**Taviner’s Buildings Prewett Street - 17/04925/PREAPP** - *Comprehensive redevelopment of the site for 188 residential units, including the provision of commercial/retail and community/recreational space, landscaping and associated works.* The Society’s response was circulated between meetings. The Society supports redevelopment but not the design. BUDF advice letter circulated between meetings. Council’s advice letter pending.

**Bristol University – new Cattle Market campus – 17/06459/P** – *Outline application for a new mixed use University Campus to comprise of up to 82,395sq m of floor space, up to 1,500 students beds with all matters reserved except access.* The Society response said we are disappointed at the demolition of the former Cattle Market Tavern, neutral about the tall buildings, and heartened by the University’s commitment to deliver high quality architecture and raised concerns about access and lack of public transport, accommodation of more students and staff and parking overspill on local roads. Planning decision pending.

**21 St. Thomas Street– 17/03034/F** - *Demolition of existing buildings to redevelop a 9-storey accommodation block for 400 student bedrooms.* Planning permission granted.

**Wick House, 151 Wick Road Brislington** - *Proposed accommodation for elderly care with nursing for around 70 residents converted from sheltered accommodation for homeless people.* The Society supports the proposal but objects to the development in front of the house.

## **Other business**

### **Waterfront Site – St Augustine’s Reach**

JF reported conversations about the offers by tender for this development site that would close Millennium Square. City Design originally omitted from but now involved in the evaluation team.

### **Lakota Club and former Coroner’s Court**

JF reported that he and JP met the developer’s team on site with St. Paul’s Unlimited representatives. The description of the proposed development sounds promising.

**7-29 Wilder Street – 1-3 Backfields** – this site forms the block on the south side of Backfields. Andy King is attempting to arrange a meeting with the developer of a student block. There are no details yet.

**The Society will not respond to these notified major sites**

Land at Sports Centre **163a Church Road** – 17/06272/Preapp - 14 apartments

Land to the west of **Luckwell Road** - 17/06352/PREAPP - *Demolition of existing structures and erection 67 dwellings units comprising 57 Flats and 10 houses.*

**Perrett House**, Redcross Street - *second tranche renovation and extension to create 190 homes. Third stage - replacing very poor quality almshouses and potentially improving two low quality Old Market shop facades.*

**Romney House site** – 17/06111/Preapp – *Redevelopment of the former Lockleaze School site to provide 269 homes in a mixture of two, three and four bedroom houses and one and two bedroom flats.*

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## TRANSPORT SUB-GROUP

Various updates from **Vicky Welchman** on current transport developments was circulated.

**Bristol Airport Consultation:** There was no enthusiasm to respond to this consultation.

**Congestion Task Force** – AM expressed some concern at the behind-closed-doors nature of the Mayor's influential Congestion Task Group's work re the Bristol Transport Plan and City Centre Framework, and the delay in any public airing of the plans, He reported that the Sustainable Transport Network has considered seeking to address the group, but has decided for now to rely on certain CTG members to make the case for sustainable transport.

## PLANNING POLICY

**The Joint Spatial Plan and Joint Transport Study** - AM circulated responses that he drafted for the Sustainable Transport Network. The Group asked AM to say that the Society supported his careful analysis and commentary.

**Parks consultation** – it was resolved not to respond to this consultation because the Society does not have the expertise/knowledge to opine on governance arrangements. The Parks Forum had made an research based response.