

MINUTES of meeting - 7.00 pm Wednesday the 28th February 2018 – The Naval Volunteer King Street.

Date of next meetings - 7.00 pm – Monday the 16th April 2018 - The Naval Volunteer King Street

Present

Joel Baillie-Lane

Alan Morris

Simon Birch

John Payne

John Frenkel (Chair)

Minutes of the 15th January 2018 meeting – approved as corrected by email.

Apologies Peter Weeks Stephen Wickham

Planning enquiries and planning applications

Land at Home Gardens Blackboy Hill – JP and JB-L prepared a response circulated between meetings. The Group decided to delay sending the response to the developer and the Council until the formal pre-app enquiry, which is imminent. The Society supports this site's redevelopment but is not yet enough detail to support a constructive response.

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.* Planning decision pending.

Bristol University – Tyndalls Avenue Public Realm Project – 17/06169/F – The Society's response supports the principle to pedestrianise Tyndall Avenue. the Traffic Management advice, circulated between meetings, recommended refusal. Critically, TM rejected St Michael's Park as suitable for buses. The Council continues to support the scheme in principle; it is in the University masterplan. We anticipate further discussion between the University and the Council.

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. Council's advice letter circulated between meetings which covered many of the Society's comments. This was a successful response.

Cathedral School - 17/06478/F - *Demolition of link building adjacent to sports hall and construction of new classroom block. Demolition of existing garage and creation of new food kiosk and an improved external social area for pupils. Revised parking layout scheme with proposed landscaping.* The Society supports the scheme. Planning decision pending.

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.

2-16 Clifton Down Road – proposal to demolish and construct- *a range of retail units, offices and cafe/restaurant space, landscaping and public realm improvements.* The Group approved a response circulated between meetings that supports the scheme and made comments to improve the design. The Society has received messages from CHIS that it strongly opposes the design. JF will write to tell CHIS that the Group's unanimous view is that the proposal is unrefusable. JF will forward response to developer - There is no formal pre-app yet.

44 - 47 Coronation Road - 18/00602/PREAPP - *75 dwellings with a 4/7 storey development.* Selected PDFs of scheme circulated between meetings. The Society supports redevelopment of the site. The Group considered the architecture to be dull. Although the building is too broad to support a pitched roof it was agreed that the scheme should contribute interest to the skyline. It was a prominent site. JF will circulate a proposed response.

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. Response filed that repeats the earlier pre-planning response. JF understands that there may a recommendation to refuse. 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. The scheme has difficulties with neighbours who complain that it overshadows. 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. The Council's advice letter which did not support the proposal, circulated between meetings. This was a successful response.

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* – planning

permission granted.

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.* Following press reports of the sale of unbuilt student accommodation units the Group would be surprised if this matter proceeds.

Hartcliffe Campus William Jessop Way - 17/06902/PREAPP - *Residential development of up to 480 residential dwellings.* The Society supports the scheme – response circulated between meetings - Council’s advice letter circulated between meetings.

Hengrove Park Hengrove Way - 17/06903/PREAPP - *Regeneration of 47 hectares of land comprising: - up to 1530 dwellings and up to 21,000sqm of non-residential floor space - Provision of new destination park of approximately 24 hectares and formal and informal open space.* Response circulated between meetings - Council’s advice letter pending.

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 objected to the scheme. The Council’s advice letter did not support the proposal, circulated between meetings.

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. 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.

Former Allotments Silbury Road Bristol - 17/06559/F - *Construction of up to 126 dwellings with access, parking and amenities.* The Society supports the scheme. 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 with concerns about the building in the gardens and design of the Upper Byron Lane mews extension. Planning decision pending

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 Council’s advice letter supports redevelopment but does not support the scheme. This was a successful response.

21 St. Thomas Street– 17/06598/Preapp- Following the grant of planning permission to develop a 9-storey accommodation block for 400 student bedrooms There is a subsequent

planning enquiry to develop a mixed-use scheme of student housing plus key worker affordable housing to support the University of Bristol Temple Quarter Campus in a 20 floor plus ground tower. JF will circulate a proposed response to object to a tall building on this restricted site.

6 Upper York Street & Former Coroners Court - 18/00775/PREAPP - refurbishment and conversion of former Coroner's Court and the erection of a five-storey building to create 59 residential units; business space. The Society supports redevelopment and the scheme. JF will circulate a proposed response with the Group's suggestions. Council's advice letter pending.

7-29 Wilder St. 1-3 Backfields - 7/06270/PREAPP - demolish all structures on the site bounded by Backfields, Upper York Street and Wilder Street except for the Grade II listed 25 Wilder Street, to develop a managed student accommodation block. The Society's response circulated between meetings. The Council's advice letter which did not support the scheme.

Other business

Various other major sites notified to which the Society would not respond.

TRANSPORT SUB-GROUP

PLANNING POLICY

Bristol Local Plan Review and Urban Living: Making Successful Places at Higher Densities

The Group will have a special meeting to discuss the Society's response to these consultations at 2.30 on Tuesday the 20th March at 23 Somerset Street