

M AJOR SITES GROUP

Minutes of meeting — Tuesday 21st October 2014 - The Naval Volunteer, King Street

Present

Simon Birch
Chris Carley
John Frenkel (Chair)

John Payne
Steve Wickham

Apologies

Heather Leeson, Alan Morris, James Smith

Minutes of the meeting of 16th September 2014 The chair had included amendments to the minutes before the meeting.

Date of next meetings 7.00 pm - Tuesday 2nd December 2014.

Summary of current non-active campaigning

Topics - current non-active campaigning

Bristol Bridge House – planning application pending

Bristol Grammar School – planning application pending

Castle Park bridge- planning decision pending

13-19 Dean Street St. Pauls- planning application on agenda for the development management committee on the 12th November.

St Catherine’s Place Bedminster – planning permission granted by committee

Site ND7 Avon Street - planning application pending

St Matthias Campus – planning decision pending

Temple Fire Station – planning application pending

ITEMS DISCUSSED

Topic	Discussion	Action
Bank Place (for Clerical Medical Building site) - 14/03264/PREAPP	<i>Proposed change of use from offices to residential.</i> A public consultation will follow the developer’s meeting with the officers at the end of October.	

<p>Bristol Central Library - 14/04253/F</p>	<p><i>Internal and external refurbishment works to lower ground floor and basement, new school front entrance on College Square</i></p> <p>The Group noted that the Council has written to the School that the evidence supplied so far, did not justify the proposals.</p>	
<p>Bristol University Beacon House (former Habitat Building)</p>	<p><i>Conversion to University reception area and student private and group study areas.</i></p> <p>SB reported that he attended a pre-app meeting when the University presented its plans for this long empty building. The external changes would be limited to increasing the size of the windows in the Queen's Avenue building. There is an opportunity to redevelop the frontage jointly with the RWA and the Council.</p>	
<p>Elizabeth Shaw Chocolate Factory site</p>	<p>The Group noted JF had written to the developer's planning consultants to say that the Society supports the scheme.</p>	
<p>Filton Airfield</p>	<p>The Group noted that Save Filton Airfield (SFA) has campaigned to keep the airport open and has asked for the Society's support. The Group recommended that the Society respond to SFA to say that the Society could not offer its support. The decision to close the airfield is a commercial decision for the operator. There appears to be agreement between the owner and the council to develop the site over the course of the period of South Gloucestershire's Core Strategy. In the Society's view, there is no realistic chance of reversing the land owner's decision and the South Gloucestershire's adopted planning policy. The Society supports development that would reintroduce passenger traffic on the Henbury Loop and expand Bristol's suburban railways.</p>	<p>JF</p>
<p>Greyfriars Place - 14/01426/F - 14/02013/F</p>	<p><i>External refurbishment works including re-cladding of 13th and 14th storey, raising roof edge level, enlarging windows, installing balconies</i></p> <p>The Group noted that the Society has written to the Council to support the developer's proposals for this building.</p>	
<p>25 Redcliffe Street - Sampson Court</p>	<p><i>Demolition replacement with commercial uses at ground floor level with 127 no. residential unit</i></p> <p>The Group noted the BUDF's advice letter to the scheme's architects. They did not like it.</p> <p>The scheme will be entirely revised because the Carlyle Group, who own the adjacent, larger development site have agreed to a joint development.</p>	
<p>St Catherine's Place Bedminster – 13/05616/P</p>	<p><i>Demolition and redevelopment 188 residential units 8 & 15 storey buildings and commercial units at ground level</i></p> <p>The Planning Committee granted this application, against the officer's recommendation. This will be a new tall building in a sub-urban area.</p>	

<p>St. Michael on the Mount – pre-app</p>	<p><i>Conversion Of Crypt And Construction Of Annex To Support The Reuse Of The Church</i></p> <p>The Group noted that the Council has written to the applicant to say that the evidence supplied so far, did not justify the proposals. The Church continues to be a Grade II* building at risk.</p>	
<p>Temple Fire Station, Temple Back - 14/04396/F</p>	<p><i>Demolition of part of existing Fire Station at southern end of site at Temple Back / Water Lane junction</i></p> <p>The Group responded to the pre-app presentation and has responded to the subsequent planning application. The design of this scheme is a very poor. It is too early to know whether the City Design Group will make a significant intervention.</p>	
<p>Wapping Wharf - 14/04794/COND -</p>	<p><i>Application to approve details in relation to Outline planning permission 04/04126/P) - for the redevelopment of the site, Blocks D, E, F, G</i></p> <p>The Group noted the BUDF's advice letter to the scheme's architects. They did not like it.</p>	
<p>Westmoreland House and Carriageworks</p>	<p><i>Demolition of Westmorland to develop a residential led scheme with commercial Development on Stokes Croft; restoration of the Carriageworks.</i></p> <p>Prue Hardwick and Lori Streich from the Carriageworks Action Group (CAG) joined the meeting for this item.</p> <p>Society representatives attended Fifth Capital's second public presentation on the 26th September. The design of the scheme had evolved following the first meeting. The principal change is that the developer had accepted the Council's suggestion to make the development car free. The Society limited its comments to design aspects. There was no information about the quantity of affordable housing.</p> <p>CAG seeks a developer who will make a positive contribution to the local area, not just to build something and sell it on. CAG reported a recent meeting with representatives from the Council and Knightstone Housing Association. The Council and Knightstone remain committed to the compulsory purchase and redevelopment scheme. Knightstone has yet to ask the Council to exercise its powers to permit them to enter and survey the site. Knightstone cannot spend their resources speculatively. The Council and Knightstone recognise that Fifth Capital must have a reasonable opportunity to present a planning application. Fifth Capital's programme has slipped, they have not yet filed a planning application.</p> <p>Both the Society and the CAG share the same objectives:</p> <ol style="list-style-type: none"> 1. To ensure that the site is redeveloped and something is built out. 2. The development is financially viable. The developer's public relations showed a scheme that looks good on 	

	<p>paper but CAG's calculation shows that the cost of the new homes would make them unsalable, in this location.</p> <p>3. If Fifth Capital fails to file a planning application within a reasonable period the next steps would be to put pressure on the Council to proceed with the CPO. The pressure would be most effective if a joint approach could be made by CAG, the Society and the neighbouring conservation groups. This proposal would be put to the next meeting of the Society's Executive Committee.</p>	
TRANSPORT SUB-GROUP		
Avon Vale Temple Meads Metrobus	<p>The Group discussed how to approach the problem of the rapidly increasing AVTM costs that appear to be running out of control. It was agreed that the Chair would arrange a meeting with Barra Mac Ruairi to discuss the most effective way to open the funding crisis to debate.</p>	SB
Metrobus Northern Fringes Hengrove – Bedminster Parade	<p>The Group noted that JF had met Andy Gibbins whose remarks gave a slight hope of improvement of the area around the route at Bedminster Parade.</p>	
New bridge to be constructed over River Avon New Cut opposite Camden Road -14/04262/FB	<p>The Group noted the Society's responses to these two planning applications. Following the responses, SW prepared an explanation and response to the gradient problems on the north bank of the Camden Road Bridge. The Society made a further response to say,</p> <p>The Society would not replace the chain link fence separating bikes from trains under Cumberland Road with a wall. Railings of a heritage design would be our preferred option. Access to the bridge requires a ramp that would rise 10ft set on top of new retaining walls on both riverside and rail-side. Adding a parapet on top of this ramp creates difficulties for the pedestrian environment. The arguments against a wall are,</p> <ul style="list-style-type: none"> • It would make the passage unnecessarily gloomy. • It would provide a graffiti target. • It would attract parapet walkers who could gain access to the new bridge structure from it. <p>The Society also proposes that pennant stone faces the other walls. The predominant aesthetic of this character area of the conservation area is stone and railings.</p> <p>The Society would prefer that the integrity of the chocolate path is restored and re-laid with new blocks, where necessary. Although sympathetic to the reasonable needs of cyclists there are other users of the path. Cyclists and pedestrians are not segregated. The block surface has an effect of limiting cyclists' speed in addition to maintaining the long established and popular aesthetic.</p>	

Temple Meads redevelopment and Temple Circus Junction	JP will arrange a meeting with Council officers to discuss a presentation of the new road scheme to replace the current gyratory. Network Rail will also be present.	
Trenchard Street	JF reported that he attended a consultation event about Trenchard Street improvement. The Council has received the first tranche of the section 106 money from Unite. The Council now has the resource for make a masterplan for the area. Richard Goldthorpe suggested various options; the meeting discussed the impact of the options on other parts of the system. The next step for the Council is to collect traffic data and then set up a wider consultation exercise.	
Planning Policy Group		
Central Area Plan	The Group noted Alan Morris's suggestion that the Society is interested in various matters that the Planning Inspector will discuss with Council officers during the public examination. There were no volunteers to attend the examination.	
Any other business	The Group asked the Planning Applications Group to review the planning applications for the Cycling Ambition Programme at the Junction Lock Bridge and Merchants' Lock.	