

# Development Control A Committee Supplementary Information



**Date:** Wednesday, 30 September 2020

**Time:** 2.00 pm

**Venue:** Remote Meeting

## **Distribution:**

**Councillors:** Donald Alexander (Chair), Chris Windows (Vice-Chair), Clive Stevens, Mark Wright, Fabian Breckels, Paul Goggin, Stephen Clarke, Mike Davies, Margaret Hickman, Olly Mead and Steve Smith

**Copies to:** Claudette Campbell (Democratic Services Officer), Gary Collins, Matthew Cockburn and Laurence Fallon

**Issued by:** Claudette Campbell, Democratic Services  
City Hall, Bristol, BS1 5TR  
E-mail: [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk)



# Supplementary Agenda

## 7. Public Forum

Up to 30 minutes is allowed for this item.

(Pages 4 - 90)

Any member of the public or Councillor may participate in Public Forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Public Forum items should be emailed to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk) and please note that the following deadlines will apply in relation to this meeting:-

**Register to Speak by Noon Monday 28<sup>th</sup> September:** The meeting will be held via Zoom meeting app **FOR THIS MEETING** we ask that you let us know by Monday whether you intend to speak to your statement or question, which you must submit as outlined below. This will greatly assist us manage the flow of the meeting.

**Questions** - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in this office at the latest by 5 pm on Thursday 24<sup>th</sup> September.

**Petitions and Statements** - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest by 12.00 noon on Tuesday 29<sup>th</sup> September.

**Please note, your time allocated to speak may have to be strictly limited if there are a lot of submissions. This may be as short as one minute.**



# Public Forum

## D C Committee A (Remote)

30<sup>th</sup> September 2020 @ 2pm



**1. Members of the Development Control Committee A**

Councillors: Don Alexander (Chair), , Stephen Clarke, Mike Davies, Margaret Hickman, Olly Mead, Steve Smith, Chris Windows (Vice-Chair) Mark Wright; Sub: Fi Hance, Barry Clark, Hibaq Jama

**2. Officers:**

Zoe Willcox – Director, Development of Place; Gary Collins - Development Management; Laurence Fallon, Matthew Cockburn – Transport Development Management.

<b>Statements/Petitions/Questions</b>				
<b>No.</b>	<b>Name</b>	<b>Page</b>	<b>Speakers</b>	<b>Application</b>
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<b>Q01</b>	<b>Cllr Clive Stevens – Question</b>	<b>p.1</b>	<b>S</b>	
<b>01</b>	<b>Amanda Tchoc Vegan Café -</b>	<b>p3</b>	<b>S</b>	As Above
<b>02</b>	<b>George Grace BID Bedminister</b>	<b>p.4</b>	<b>S</b>	
<b>03</b>	<b>Jo Davis Avison Young</b>	<b>p.5</b>	<b>S</b>	
<b>04</b>	<b>Zoe Sharpe Dandara</b>	<b>p.6</b>	<b>S</b>	
<b>05</b>	<b>Darren Jones East Street Fruit Market</b>	<b>p.7</b>	<b>S</b>	
06	Gareth Jones	p.8		
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Agenda Item 9

Questions submitted by Cllr Clive Stevens

Dear Committee

Fortunately Councillor Hance is my substitute today. I say fortunately because the answers to these two questions might well cause me to become pre-determined. Read on and decide.

I am objecting to this application because of the affordable housing viability calculation and specifically one line in it (well two lines, but they are the same issue).

In the final viability report on pages 8 and 14 there is a line called BTR Purchasers costs. This is for £3.3 million and it is the stamp duty land tax, SDLT, at an assumed rate of 5.56% of the sales value of the market rental housing. The £3.3m would be enough to pay for many more affordable homes possibly 30 or more.

These SDLT costs are hypothetical and are a big flaw in the viability calculation such that this issue needs to be called out every time it appears. I have decided that is my job.

-BTR Purchasers costs (SDLT) arise when the flats are sold. But this block is build-to-rent (therefore not for sale). So I'm wondering if and when these flats will be sold and thus incur the BTR costs.

-We first encountered this sleight of hand at DCA in June 2018 (Site ND6, many of you will remember). At the last minute the owners, L&G, promised to rent it out for 15 years. Gary Collins received a letter (see appendix below).

So to my first question...

**Q1 – How long have the owners promised to keep these properties as rental? (i.e. before they can sell them).**

My second point is the level of stamp duty assumed. Today on 30<sup>th</sup> Sept 2020 the stamp duty on selling a flat for £200k is 0% (not 5.56%). The 5.56% is either an error or an estimate based on selling the whole block, not flat by flat. So the level of affordable housing in the viability comes out much lower because Dandara choose to sell the whole block. And don't forget this is all supposed to be build-to-rent.

Therefore to my second question...

**Q2 – How can Dandara justify 5.56% stamp duty when today it is set at 0%?**

The only saving grace is the applicant's offer of 21 affordable homes. That might be because they feel a bit guilty about the SDLT renamed BTR Purchasers costs. If so, well done Dandara, it's not enough, but please work with me to stamp out this stamp duty scam altogether. It is effectively a tax on the poor to subsidise the rich.

#### Officer Responses

Q1

**The applicant has committed to a wholly private rental scheme for at least 15 years. This period would be secured in the Section 106 Agreement.**

Q2

**The SDLT rate is at 5.56% because viability assumes that Build to Rent schemes are traded in their entirety, and not sold on a flat by flat basis. In effect they are built and traded as investments that provide a long term income stream, in the same way as an office block or retail park.**

**Officers agree that the inclusion of SDLT on Build to Rent schemes may result in an increased profit to the developer if they hold the development and do not dispose it, and we are sympathetic to Cllr Stevens position on the matter. However, we contested an appeal on this very matter in respect of ND6, and were unsuccessful as the Planning Inspector concluded that the viability should be done in accordance with the RICS guidance, which states that SDLT should be included. Both officers and Cllr Stevens subsequently took this matter up with the Planning Inspectorate, who confirmed that they were happy with the Inspector's conclusion, and did not consider that an error had been made. Consequently, we do not consider that contesting this issue again is a good use of Council resources.**



## STATEMENT IN SUPPORT OF APPLICATION 18/06722/F, LITTLE PARADISE

AMANDINE TCHOU  
VX BRISTOL  
123 EAST STREET  
Bristol BS3 4ER

Dear Chair and Councillors

I am Amandine Tchou, and I helped set up the UK's first chain of vegan shops in the country. We chose East Street in Bedminster because of the local community.

While I do not regret the decision to locate on East Street, I am very worried about how rapidly it is declining.

We are working hard to attract like-minded people from across the city to East Street, but we cannot do it alone, even with the great support from Bedminster BID.

We simply need more people living, working, and spending here. And we need to give them lots of reasons to come to East Street.

We cannot stand by and watch investment going into so many other parts of Bristol, while East Street and the neighbouring area fall further into decline.

Not only do I really welcome the new homes being proposed, but I also welcome the new car park which will make it much easier for shoppers to get to East Street and which - with lots of electric charging spaces - is another reason for celebrating Bristol as a progressive city we all love being part of.

Thank you.

Yours sincerely,

Amandine Tchou  
Owner, Vx Bristol



**LITTLE PARADISE APPLICATION 18/06722/F**  
**STATEMENT OF SUPPORT**  
**GEORGE GRACE - BEDMINSTER BID**

Dear Councillors

High streets play a profoundly important role in creating and sustaining our communities.

If our communities are to thrive, we need our high streets to thrive. They bring people together, provide for them, give people a sense of belonging and local pride.

And - to be blunt - we are really struggling on East Street. Four of the five largest retailers on East Street have closed in the past two years (Argos, Boots, Bon Marche, Poundstretcher). Our retailers have shown incredible tenacity given how hard they've been hit by COVID.

But this resilience will only go so far. We need a massive boost not just in spending, but in confidence. We need to know that someone believes in East Street.

I have been working on East Street since 2012 when we won £100k Portas Town Team money - one of only 12 UK pilots to do so...but this was not enough. We set up a BID which has been worth more than £100k every year...but this is not enough. We are pursuing Government Future High Street funding to give the street a facelift...even if we win, it too will not be enough

By supporting this application, we will see the first major investment in our neighbourhood for a very long time. The hundreds of new residents who will live in the new development will be a real game changer for the local economy.

We have been extremely impressed by how collaborative Dandara has been in finding a way to deliver a scheme that not only meets the Council's requirements but has also really taken on board what the local East Street community has asked for. The improvements in public realm and connectivity to East Street - and the delivery of the new car park - show a real commitment to delivering something that works.

Please support our community by supporting this very welcome proposal.

Yours sincerely,

George Grace

Bedminster BID Manager

Founder TownCentred, High Street and Town Centre Regeneration Consultancy

## **STATEMENT OF SUPPORT: LITTLE PARADISE APPLICATION 18/06722/F**

Dear Committee members,

Thank you for the opportunity to speak to you today. This application is the result of a real partnership between the Council and my client Dandara, an approach which undoubtedly delivers the best outcome for Bristol.

This has been entirely consistent with the design-led development approach set out in the Urban Living SPD. Dandara's team has worked collaboratively and diligently with design officers to optimise density on this underutilised site in Bedminster Green.

All technical planning matters for the application have been resolved to the satisfaction of your officers. The hard work Dandara has done over the past two years through the planning process is reflected in the Committee report and the officer's recommendation for approval.

If you agree with your officers and vote to approve, this will deliver a transformational regeneration of an underutilised brownfield site into one of the City's most sustainable locations. And it will unlock Bedminster Green, which has remained stuck for so long.

I wanted to briefly touch on two things in more detail:

### **1. How the proposals will create a safer, more attractive environment for local residents**

The proposals make significant positive changes, prioritising pedestrians, and cyclists over vehicles, widening pavements, improving cycling and walking routes to link Windmill Hill and East Street. As well as high-quality building design and materials, the new homes facing onto Stafford Street and Little Paradise have front doors at street level, balconies overlooking the streets on other floors, with ground floor gymnasium, reception and shared spaces all bringing active frontages. It will transform what is currently, in parts, quite a hostile environment into a really welcoming place to be.

### **2. How changes made to the design have addressed the main concern, height**

The scheme was significantly redesigned, including reducing heights. Heights now start at three storeys adjacent to the Conservation Area, rising to 16 storeys at Malago Road (reduced from 17 storeys), in-line with the framework. To reduce the massing as seen from parts of Windmill Hill, the taller building has been broken up into four heights (9, 13, 14 & 16 storeys). Finally, the boundary heights along Stafford Street and Little Paradise are four storeys, reflecting the scale of the existing, neighbouring buildings.

The result is a true collaboration and I urge you to support your officers' recommendation.

Jo Davis, Managing Director, Planning, Development & Regeneration, Avison Young



**LITTLE PARADISE APPLICATION 18/06722/F**  
**STATEMENT OF SUPPORT**  
**ZOE SHARPE, DEVELOPMENT MANAGER, DANDARA**

Dear Committee Members,

After two years of working collaboratively with officers we are delighted our proposal is recommended for approval, the first Bedminster Green application with officers' support.

Our scheme would bring 295 high-quality and professionally-managed homes for rent that would provide the secure, long-term tenancies residents so desperately want and need.

Can I draw your attention to two things?

1. How we have reshaped the proposals to deliver affordable homes;
  2. How we have designed the scheme to ensure these are really great places to live.
- 
1. Bedminster Green depends on delivering the Council's transport strategy. We have been instrumental in making this happen, reducing the size of our site to make way for a new vehicular route through our site, in order to accommodate the new MetroBus stop at the front of our site. This had a huge impact on viability. Stuck with a viability that would deliver no affordable homes, we worked with the Council to solve the problem, buying (at market value) the Council-owned car park next to our site, which is part of where we are proposing the new affordable homes. While we appreciate seven per cent (21 homes) is below what you would want, we hope you understand we have worked hard to deliver as much as we can.
  2. All homes - affordable and market - will be built to the same high standard. They include homes for one, two, three and four people. As well as communal outdoor spaces, every home has a private terrace, balcony, or Juliet balcony. The majority are dual aspect. All the market homes are fully and stylishly furnished. But our residents also have shared work/social spaces and gymnasium. We provide a full onsite concierge service too. 'Build-to-Rent' is a new way to live. On our schemes in Birmingham and Leeds our tenants recently ranked us number one landlord, with 99 per cent rating our homes 'excellent' or very good', citing them as being 'spacious' and value for money.

We really look forward to a long-term role in Bristol and ask you to support our application.

Yours sincerely,

Zoe Sharpe  
Development Manager, Dandara

Darren Jones  
East Street Fruit Market  
132-134 East St  
Bedminster  
Bristol BS3 4ET

Dear Committee members,

**Re: support statement for Dandara's Little Paradise application (18/06722/F)**

When we set up East Street Fruit Market almost three decades ago, East Street was a very different place to now.

We are a traditional fresh fruit and veg shop supplying local people. When our customers shop with us, they get a friendly chat too. During lockdown we have been running all over the neighbourhood delivering veg boxes to our more vulnerable residents.

I am very proud to be part of what makes Bedminster a proper community.

The supermarkets had a real impact on our business. But our customers keep coming back, because - as well as great produce - they get to see a familiar face, and we will always make time to talk to them. Many I consider to be real friends.

But East Street has suffered so much that there are less and less reasons for local people to come here. And we cannot just keep going with fewer customers.

So, please support the application to bring more than 300 new homes just around the corner from our shop, to help us continue being part of this lovely but sadly overlooked community.

Yours sincerely,  
Darren Jones  
East Street Fruit Market



## 06 Little Paradise Gareth Jones

This is my statement to the Planning Committee to be held on 30th Sept 2020 re Dandara's plan for Little Paradise 18/06722/F

Dear Planning Committee Councillors,

Do **not** approve this building just to “get Little Paradise done”. That will be really bad decision-making. For the sake of Bedminster, where **we live and you do not**, be proud to hold out for something better, as you yourselves imagined in the Urban Living SPD.

The revitalisation of East St. will be **guaranteed** by the huge (**and welcomed**) increase in population brought by the Bedminster Green development **as a whole** - **not** by just this **one building**. And the more you create a balanced community around Bedminster Green, the better the chances of a permanently lively and diverse East St.

But what **you** allow at Little Paradise **now** will determine the **future character of the whole area**. It will be impossible to say no to every other developer, who says they have to build 16 storey rabbit hutches of expensive 1- & 2-bed flats - with **little or no "affordable"** housing – and with virtually no **family accommodation**.

So your vision of modern urban living – walking or cycling to work, to the Docks, or to the City's cultural life – will be for wealthy young professionals and students **only**. You will be saying “If you want to start a **family, move** to Longwell Green.”

I repeat - do **not** approve this building just to “get Little Paradise done”. Have the courage to **set the right precedent** – hold out for a **balanced community** in modern Bedminster.

Yours, Gareth Jones.

.....

***Gareth Jones***

*Traditional Fitted Furniture*

07 Little Paradise Dianne James

DANDARA STATEMENT 18/06722/F

The Bedminster Green Framework outlines indicative parameters for heights within the Bedminster Green area. On this site the Framework allows development of between 2 and 9 floors, with an opportunity for a tall building of 10 or more floors. The plans submitted are for tall buildings of 13, 14 and 16-storeys in height and, therefore, are higher than the parameters indicated in the Framework.

Concerns have been raised by City Design Group that whilst the Framework acknowledges a tall building opportunity, they do not consider that there is sufficient justification for the height of the main 16 storey building.

The density agreed in the Framework is 220 to 320 per hectare, but these plans are at a density in excess of 600, which is double.

75% of the flats are 1 bed, and are so small the size of the balcony has been included in the calculations yet they are still below National Space Standards.

Many flats have a bedroom with no windows.

The courtyards will be in shadow.

There is not enough natural ventilation.

This development will have an impact on the liveability of existing residential properties on Little Paradise and Stafford Street as their daylight will be reduced to below acceptable levels.

The right to build taller needs to be earned and this development fails to meet the grade. If this was an amazing design that put tenants and neighbours above profit I would have a different view on it. This development will not be a good place to live. Please reject this application.

08 Little Paradise Daniel Fryer

Dear Sir / Madam,

I write with refernce to the highrise 'built to rent' one and two bedroom flats at Little Paradise development proposal that is about to go to committee.

I am writing to object. Nobody around here wants it. Most local residents have already registered their objections online, including myself

The proposal will take up valuable parking space (forcing you to propose a multi-story car park at Little Paradise that is also not wanted) and, also, impact on the area negatively because of its height.

Bedminster residents have overwhelmingly objected, on good grounds, to every single high-rise development proposal submitted so far and will continue to do so going forwards. In fact, when polled by their own council, over 80 per cent of Bristol residents objected to high-rise development across the city. And so, with that in mind, I object to this latest proposal.

Anything you propose that is high-rise will automatically be unwanted by over 80 per cent of Bristol residents so, why even propose it in the first place? Why keep going against the wishes of the vast majority of residents across the city?

Bedminster is not one development, but several. If they all get the go ahead; if we end up with the high-rise developments being proposed across all the plots then Bedminster will be forever changed, and not for the better. You won't be changing the skyline, as there will be no skyline, especially not for Malago Road and Windmill Hill residents.

High density does not need to be high rise. And all of the developments for the area, including this one, are hasty and poorly planned.

This one, especially will impact negatively on the residents in the immediate, including myself and the residents of St Catherine's Court. It will impact on light, force the building of a car park that no one wants, increase traffic in the area (which is already high, with very poor air quality).

Please do not approve this developent

Yours sincerely

Daniel Fryer  
Resident

## 09 Little Paradise Matthew Montagu-Pollock

**Comment for Development Control Committee A on No 18/06722/F, the 'built to rent' 1 & 2 Bedroom flats at Little Paradise, which will be decided on 30th Sept, at 2pm.**

"The problem with Dandara's main for-rent building is that over half of the flats (64% in the main building) are single aspect, highly overshadowed, and will get very little sun. The tenants will live largely in artificial light, and tenants facing the courtyards will have a view of gloom.

Dandara are maybe assuming Councillors will be blinded by numbers - and won't question what they say. Dandara use the Average Daylight Factor (ADF) from the Building Research Establishment (BRE) to measure daylight. What is the ADF? ADFs are based on the ratio of windows to internal space. Here is the formula for ADF:

Daylight Factor =  $45 \times \text{window area} \times \text{light transmittance}$

-----  
Total room surface area x 0.76

As the formula only requires one to take account only of surface areas and light transmittance, it makes no allowance for external shading. If you have another building directly adjacent to your window, the ADF will not be reduced - even though the flat may get almost no daylight at all!

There is a good diagram here which makes the point clearly:  
<https://www.edsl.net/calculating-daylight-factors/>

Given the tall building at the southern end, there will be an enormous amount of overshadowing, which is not taken into account. In the City Design Group's own words: "The report only uses Average Daylight Factor to assess the suitability of internal layouts. Vertical Sky Component and No Sky Line have not been assessed. There is also no assessment of sunlight access to internal spaces or amenity spaces."

"The submitted assessment does not allow the necessary consideration of either the quality of all proposed residential units (in terms of light received, shadow analysis, aspect and orientation) or the impact on existing residential properties on Stafford Street. This assessment needs to be supported by an up-to-date shadow analysis, as requested in our comments provided in February 2020. The study submitted on page 22 does not demonstrate the projected shade of the current proposal during different times of the year."

### SIZE OF FLATS

Only 62% of proposed flats would meet the nationally described space standards for their respective dwelling types and sizes. Therefore the CDG says: "The proposed studio units do not appear acceptable in terms of their size in relation to their aspect and orientation, and the amount of daylight/sunlight they receive."

10 Little Paradise Margaret Bartlett

Submitted on behalf of Margaret Bartlett (Resident of St Catherines Court) due to no internet connection in St Catherines Court

*"If the car park is going to be 3 stories high then when we sit in our garden we will be breathing in the fumes. Also when we open our windows we will also smell and breath in the fumes.*

*There are residents with mobility scooters and wheelchairs and I think the increase in cars will be dangerous for them as they will have to use the slopes to come down and go back up them."*

Thanks,

## **11 Little Paradise Kay Oliver**

Regarding Dandara's latest development offer:

Fatigue of repeating the same complaints of the Dandara projects and being fobbed off with tweaks here and there when they are still rabbit hutches mostly in the dark, makes one feel we shall never live in a nice place.

And there is such an opportunity here.

Please tell the architects and their accountants, if it is they who are pulling the purse strings, turn around, take a breath and change the tune.

Yours sincerely

Kay Oliver

## **12 Little Paradise Naomi Berry**

To whom it may concern,

Unfortunately, I am unable to attend the Development Control Committee meeting on Wednesday 30th September but please see below my statements against these two planning applications.

### **18/06722/F Highrise 'built to rent' 1 & 2 Bedroom flats at Little Paradise - full objection.**

It's disappointing that when presented with the opportunity to be a forerunner for green inner-city living, the council is willing to accept a plan which instead crams as many bodies into as small an area as possible. Little Paradise Street is not suited to the influx of so many people, the traffic they will create and the lack of space they will have in which to live. It is naive to suggest that upwardly mobile, single/two-person households won't have vehicles to park and in removing on-street parking and not providing them with a garage, this proposed development further impacts the lives of residents already living on Church Lane, Little Paradise, St Catherine's Court and St Catherine's Terrace. We are completely in favour of developing East Street but this proposal feels, very disappointingly, like a money-making opportunity regardless of the wellbeing of existing residents.

## **13 Little Paradise Helen Adshead**

### **Dandara plans for high rise at Little Paradise**

#### **Statement of Objection**

- The towers proposed by Dandara are far too high for this site. They will cast shade over and block light from other parts of the very same development, as well as looming over Bedminster Green and the East St conservation area. Stafford St and Little Paradise which run on either side of this piece of land, are narrow roads, designed for low-rise buildings. The homes that are already there on these 2 streets would be completely dwarfed by these proposed towers. The report states that only 2 of the existing 16 windows on Stafford St will receive sufficient light to meet national standards if these towers are built. St Catherine's Court, which provides assisted living for older residents would end up with only 3 of its existing windows getting sufficient light to meet national standards. These are people's homes, where people live. Some of the residents are older people, who may spend more time in their rooms, and who therefore may be affected more by the loss of light.
- There is no justification at all for building towers this high on this site. The density of this proposal is over 600 units per hectare. That is beyond ridiculous, and beyond what this piece of land can support sustainably. The Urban Living Document, recently updated by BCC, advises only 200 units per hectare for a city centre setting – which this is not. Why are Dandara not following current guidelines, or listening to the local community?
- We need investment and we need homes here. We need an optimum density, low rise development to deliver sustainable and liveable homes and a healthy, green environment for the community.
- There are exemplary developments nearby, which have set a precedent for low-rise and affordable homes. Could Dandara take a look at Wapping Wharf, Paintworks or Malago Drive?

14 Little Paradise Louisa Birkin & Barnaby Sprague

APPLICATION REF 18/06722/F - Land At Little Paradise & Stafford Street

STATEMENT TO THE COMMITTEE (please note we will not be able to attend the meeting in person)

Dear Development Control Committee A,

We live on the top floor of 12 Stafford St and submitted an objection to these plans on 11 June 2020. We are dumbfounded by the planning officers' decision to recommend this development for approval, especially when similar plans nearby have been rejected. According to the Daylight and Sunlight Report our living space would lose up to 76% of its daylight if the development went ahead. The planning officers' report confirms that "all nine of the living, kitchen and dining rooms at 12 Stafford Street would fail to receive acceptable levels of daylight" (p21). We feel this is such a drastic loss of light as to actually reduce the quality of life we currently enjoy in our home, as it would for all those currently living on Stafford St. We find it perverse that the daylight report goes on to claim this loss of light would be a consequence not of the proposed 16 story block but of the design of our existing 3 storey block (p18).

The need for regeneration around East St and Bedminster Green is obvious, and in our public comment we stated our support for the development if it were low- and mid-rise. The highrise tower is the overwhelming reason why 262 out of 280 public comments object to the proposals. Of the 15 comments in support, many point out those objecting don't even live in the immediate area. We do! We urge the committee to reject these plans which will have such an unfair and disproportionate impact on those households already living on Stafford St.

Thank you,  
Louisa Birkin & Barnaby Sprague

## 15 Little Paradise Ross Kirsten

We need more housing in this area. But 16 stories are too high.

It will set a **precedent to developers who want to put up numerous other high-rises.**

High-rises like this will create ghettos of the future. It will increase loneliness & isolation, and fear of crime and unpleasant wind tunnels. This will impact people's mental health, and increase the pressure on our already strained services like the NHS, police, welfare system etc.

If revitalising East Street is the impotence behind Counsellors decisions....then high streets every where are in decline. Why not make some of the shops into houses.. There are some good shops like the fruit and veg shop and the Toast café are always so busy – and more beauty shops and hairdressers are opening up.

I worked in the police from 2002 to 2012 and the repercussions of high-rise flats clustered together in the 60s was still very evident. We already have a lot of petty crime in the area – and at the moment we have a pretty strong community. Building high is not environmentally friendly.

People are selling their homes because they don't want to live here. That is a lot of money to sell.

At the moment the traffic in the area is already very congested with traffic jams, pollution and little parking. There aren't enough doctors' surgeries and other infrastructure in the area.

With regards to the other developers...why build yet more tiny flats. There's a shortage of houses too for families – and families are a key part of a diverse community).

When I looked at flats there were plenty on the market. Estate agents were really flexible about when I could view it. Not so with houses. Forty people looking round in the space of an hour.

Please think long-term. Make a decision you can be proud of when you speak to your children and grandchildren and nieces and nephews.

## **16 Little Paradise Roland Oliver**

Planning Control Committee A – Wednesday 30<sup>th</sup> September 2020 at 2.00pm

**18/06722/F** Little Paradise and Stafford Street application

### STATEMENT to committee members

Although making a late offer of a small number of flats for social rent, yet again a developer has calculated that providing affordable housing is not viable, even though in this case, Dandara is likely to enjoy market rent income on 295 flats for the rest of the century, paying no tax on the profits since the company is based in the Isle of Man. If affordable housing is not viable within this massive development, when will it ever be?

Dandara regrets that they are unable to get anywhere near renewable energy requirements because only the roof on the tallest building is suitable for solar panels. The other roofs will be, and I quote, '*in shadow for a significant part of the day*'. By design, they overshadow their own roofs, courtyards and rooms – not to mention the neighbours – and then seem surprised, as if it were an act of God.

This development is more than double the size of anything reasonable. Refuse permission.

**Roland Oliver**

## **17 Little Paradise Aileen McLoughlin**

My statement for Dev Comm A 30th Sept - I previously requested attendance to speak to my statement

Dandara Bedminster Green Planning Applications 18/06722/F below:

### **Aileen McLoughlin Statement to Development Committee A 30th Sept 20 2pm**

If this was a maximum 10 storey development with 20% affordable homes with good lighting and if there were not plans for even higher blocks nearly I would be speaking in support today. We need homes and regeneration here. But this is not what is on offer.

It is depressing to be making this statement today. Local people and councillors want to see human scale development and affordable and social homes so we can house the 13000+ on the waiting list and provide locals with places to rent that they can afford. The same pleas are heard repeatedly at Development Committee Meetings. No-one wants to stop home-building or stand in the way of development but if we can only provide 7% affordable homes on a site with nearly 300 flats and they are segregated with less amenities we are surely failing the people of South Bristol

Heights of 13-16 storeys contravene the Bedminster Green framework agreed by developers

The City Design Group submission points to lack of robust justification for going above 10 storeys as required by the Urban Living SPD

To comply with Core Strategy Policy BCS17, as required, 95 affordable units would be needed. There are 21 and they are segregated. Land values have been allowed to spiral out of control. Developers pay inflated price for land. To maintain profits or viability they build high. Ordinary people are asked to shoulder the resulting lack of affordable homes and high rents. How is this right or fair? The odds are stacked against decent homes for local people.

It makes no sense to consider this application in isolation – together with a higher St Catherine's Parade development the combined impact on privacy and light is unacceptable. The density of high blocks would have an oppressive feel.

Just take a look at the photos – would you want these dense tall blocks crammed together in your neighbourhood. Regenerate on a human scale. Look to Europe.

## **Little Paradise / Stafford Street Apartments statement to the planning committee**

**REF: 18/06722/F**

The developer of this building has made no attempt to create a sustainable building whatsoever.

In many cases the design of the building itself prevents it from achieving any kind of sensible energy performance.

### **On site renewables**

The city council knows that it desires 20% renewables on planning applications and has done so for several years. The overshadowing of the development's own tower means that only 2.5 % can be supplied for this building. The fact that this does not provide this because of its own poor design is scandalous it is understood that a contribution is to be made to make up for the shortfall but surely the scheme should be designed with that target in mind as many others across Bristol are.

As it designed, the courtyards will be permanently in shadow because of the overdevelopment of the southern part of the scheme, requiring the residents to have to have lights on during the day.

It will also drive up the energy use of the people living next door along Stafford Street who will have a block taller than their homes placed very close by and thus have their lights on during the day time.

### **Overheating**

The southern facing parts of the building have large glazed windows, the application does not include any solar shading of these spaces stating that overheating will be dealt with by the glass. This is extremely optimistic and may well result in overheating of flats, making them uncomfortable to be in during warm days and have glare problems during the winter. It could also trigger the owners to invest in air conditioning further driving up energy use. Modern buildings should be designed to passively reduce energy consumption not require more to function.

### **Embodied energy in building materials**

The frame is now to be made from concrete with other concrete features added to the outside of the building concrete makes up around 8% of global emissions if Bristol is serious about decarbonising itself it should not be condoning the use for concrete as a building material when lighter more carbon friendly products are available.

Brick similarly is a high embodied energy material and its liberal use shows not regard for creating a low environmental impact building.

### **On site improvements**

Enhanced planting measures around the building and carefully nurturing the surrounding green areas could reduce the impact that emissions have, but this scheme has very little planting and worse removes the sunlight from the adjacent green in the afternoon harming that piece of open green space.

We are facing unprecedented challenges in terms of climate, again this should not be news to the assembled people but this building fails to meet any of these criteria. It is not a building designed to meet the needs of the coming years but rather an out-dated poorly assessed design that should be rethought. Consider the average age of Bristol's housing stock, anything we build today will be used for at least 50 years and probably longer. We must be building homes that will meet the challenges of the future, this design harms the environment,

harms the local residents and will only add to the problems of climate change while itself falling victim to them.

The scheme has been revised a bit but in many ways it's worse than before.

**LOCAL HOUSING NEED** - we've got at least 14000 people on the waiting list for social housing. Grudgingly Dandara are now offering 16 social rent flats. That's 5% of the development instead of the 30% they're supposed to provide. And they've put these in a proper color-coded ghetto block, on the site of the car park behind East Street, with crap wheelchair and buggy access and a tiny dark back yard. And to compensate for the car park they plan to pull down 9 mature birch trees and build a multistorey in front of the old people's home. If your build costs and operating costs are too high to comply with the rules then you should step aside and let someone else develop the site.

**EAST STREET TRADE** - bringing in wealthier people will change the kind of shops - and there's a bit of snobbery going on here - but it will also push up rents & force the poor out at the same time. It's an ugly phrase but it does look like "social cleansing"

**GOODBYE SUNSHINE** - the tall blocks will still mean that the old people's home will get darkness in the morning, & the Stafford Street flats for most of the day. And Bedminster Green itself will be overshadowed from mid afternoon on, in case you fancied a picnic.

No wind tests have been done either (the tall block isn't much shorter than no 1 Redcliff St)

**HELLO TRASH** - Bristol Waste notes with concern that more than 51 big wheelie bins will need to be "presented" at the collection point on Stafford Street - the drawing currently shows 4, and even they block the pavement.

**THE AIR THAT WE BREATHE** - the report says that building and operating the scheme will only make the air quality a bit worse. But it turns out they can only say this by taking into account all the other improvements - bus lanes, cycle lanes, less traffic - that were planned anyway. Put another way, it looks like we are spending money and changing our lifestyles so they can build extra flats for profit.

**OUR FUTURE** - concrete frame with concrete and brick cladding need more energy to make, and produce more CO2 than other types of construction. Building on nearly all the land means relying on roof terraces for amenity space so you can't use them for solar panels. Building high means you have less roof per flat anyway. So Dandara say they will plug in to the District Energy Network. If (as is likely) that doesn't exist in time, they will use "air source heat pumps" to provide heating and cooling. Added to a building as an afterthought these look a lot like those nasty aircon boxes you see screwed to the walls of old buildings.

**IS IT A SHINY SLUM?** - despite the high rents :

- 76% of the private flats fail to meet national minimum space standards
- 57 flats don't meet absolute minimum daylight requirements for mental health
- half the flats only get an hour or so sunshine a day
- 76 flats have bedrooms with no windows
- shared amenity space is less than half typically recommended, there's no play space identified, nearly half of the amenity is on the roof and really hard to get to
- the affordable block has a permanently dark yard with approx 1m<sup>2</sup> per resident

Living in cramped conditions means people are less likely to stay in an area, when having friends or family round is hard, and there's no space for hobbies or leisure at home. This gets much worse when you have kids and they grow older. And makes dealing with covid a nightmare.

**HAVE OFFICERS BEEN LEANT ON?**

Why are non-compliant drawings accepted? Why are national space standards waived?

Why are objections from the council's own design advisers brushed aside?

Why are the council's own financial checkers criticisms of Dandara's figures brushed aside?

Why does the report accept Dandara's argument that the site can't be used for business?!

Why are red bricks "in keeping" when they are 16 storeys high?

**THIS IS A BIG OPPORTUNITY** - If you adopt the kind of standards we had only 20 years ago you could get around 60-100 homes max onto this site. But building more sustainably, and lower and less densely, would mean bigger opportunities for local young people to learn and use building skills and get jobs constructing the homes, as well as local suppliers. And of getting a scheme we can all be proud of. If it does go ahead will stand as a monument to the corruption of the planning system by the property elite. A greedy toad squatting on our future.

## **20 Little Paradise Tessa Fitzjohn**

Statement

Tessa Fitzjohn Resident Windmill Hill

Application No 18/06722/F Development Control Committee  
Meeting Wednesday 30<sup>th</sup> September

I shall be attending the meeting and have registered to speak (zoom).

Statement

I challenge the design and scale of this application, in the context of the changes that Corvid 19 has brought.

Society has learnt digital skills that enable us to work, shop and communicate from home.

Our homes therefore need flexible space, as home working becomes the norm.

Children and adults require safe public space

We've realized the value of a stable and caring community

Will this development meet the needs of this new era.

Does it respect the existing housing?

Are the buildings 'human scale'.

Will the design contribute to a stable community.

Does the design add to the overall 'Quality of Place', as described in the SPD Urban Living.

Is the design iconic, worthy of towering above the existing buildings?

If not I recommend this application is refused so we can work together to create a design fit for this new era.

**21. From:** Tahl Kaminer Little Paradise

23.9.2020, Bristol

To  
The Development Control Committee A  
Bristol City Council

A statement regarding the applications:

18/06722/F Highrise 'built to rent' 1 & 2 Bedroom flats at Little Paradise.

20/02647/FB Multi- storey carpark at Little Paradise.

**18/06722/F**

While I object to the scheme as it stands, it is necessary also to identify its qualities:

- An urban perimeter block 'fixing' the fragmented fabric of little paradise.
- A considerate Leicester St elevation.
- Well-considered and developed ground floor design.

The key objection to the proposal is the towers on Malago Rd - the towers, while well-proportioned, are excessively high at 16 floors. The densification of Bedminster does not require such a leap in densities and height. The justification for the towers is probably not (wide, busy) Malago Rd itself but the plans for towers/high rise across Malago Rd in Bedminster Green. These plans are likewise excessive and cannot be used to justify the height of these towers. The towers do not command a corner or place that justifies a landmark. I would support a proposal with an elevation in similar scale to that of Leicester Rd.

A secondary objection is the low number of affordable housing units in the scheme.

**20/02647/FB**

Little Paradise is a ragged gem – it is a space with great qualities, even if in desperate need of a facelift. The area designated for a multi-storey car park can, with limited intervention, become a beautiful, small public space.

My two objections to the proposal for a multistorey car park are

1. A car park is not needed. There is little evidence to show the need for a multi-storey car park.
2. A multi-storey car park will degrade Little Paradise, affecting also the nearby proposed housing scheme (18/06722/F). It will 'fill' a space with great potential with the wrong programme.

Sincerely Yours,

Tahl Kaminer

**Statement to Development Control Committee A (30th September 2020)**  
**18/06722/F Land At Little Paradise & Stafford Street Bristol BS3 4DE**  
**Cllr Jon Wellington**

I represent Windmill Hill ward, which is the neighbouring ward to this development. However, most residents affected by this application live in my ward on the other side of the railway line. Committee members will be aware of the many objections from residents in my ward, and will hear or have heard statements from some of them in this meeting.

I urge the committee to reject this application. Despite some changes to the plans, the proposal is still too high at 16 storeys, too dense, and will harm the local environment and be detrimental to the lives of residents that live locally. We all want to see development on this land but it must enhance the area rather than detract from it. I do not believe that this development is right for the area and the insistence on high rise in an area dominated by two or three storey houses continues to cause local residents significant concerns.

I am concerned about the density of this development. I support high density houses in sustainable locations like this and there are good examples in the area. However, the council's own Urban Living SPD recommends that the optimum density should be 200 units per hectare for a city centre location or 120 for one in an inner urban area. According to the response from my local planning group WHAM, who have done the maths, this development is 677 units per hectare. Even allowing for some inevitable overshoot I am sure members of the committee will agree that this is too high against this guideline.

The Urban Living SPD also states that buildings higher than ten storeys can only be approved with significant justification or design excellence. The report from the City Design Group, which is summarised in the papers on p7, suggests that the justification for a 16 storey building here has not been met, primarily because of shading, loss of light and visual impact. I hope these comments are taken into account when making a decision. I note that in response to these comments by the City Design Group, minor changes have been made. It would be useful if these could be outlined to the committee so that they can note any changes that might justify the tall building, as I have not seen any evidence that they have.

Committee members will note the comments from Bristol Civic Society about the height of this development: it suggests that they will '*overbear and overshadow its neighbouring dwellings to the north and the open spaces provided within the proposed development.*' They have several other objections which I hope the committee will scrutinise in detail.

I do appreciate the comments from Bedminster BID who want to see no delay in the development of Bedminster Green, citing the inevitable economic benefits of this number of new residents. However, the current situation should also have given us time to reflect on the sort of communities that we want to live in, and live around. I do not believe that developments like this bring about positive change to neighbourhoods beyond the simple economic boost that having more people living in the area does. Simply inserting as many units into a building as legally possible should not be the way we as a city do development in a world where many people will be working from home and spending more leisure time in their local neighbourhoods. The developers have an opportunity to reflect this but have failed to do so on this occasion.

I urge the committee to reject this and to ask the developer to return with a plan that reflects the needs of the local community.

**Cllr Jon Wellington (Windmill Hill)**  
28th September 2020



**Olivia Nava  
The Bubble Café  
148 East St  
Bedminster  
Bristol BS3 4EW**

Dear Councillors,

**Statement in support of Little Paradise planning application**

I own and run Bubble Café on East Street, which employs several local people.

Like so many other East Street retailers Bubble Café plays a really important role in our community. As well as being a much-loved café and restaurant, we also have a softplay area upstairs for young children, so parents can take a little time to relax over some food or a coffee knowing their children are happily and safely playing upstairs.

But keeping going on East Street has been a real struggle. We have only just been able to reopen the play area in late August. And the outlook is not great. Because of the slow and painful decline of East Street over many years, there are simply less and less reasons for local people to come here.

We really need more people living and spending in our shops. But it is about so much more than the local economy. Cafes like the Bubble Café play a really important role in connecting our community, a place where busy Mums and Dads can get a short break from the stress and isolation of parenting young children.

By supporting this application - which will provide homes including for young families - you will also be supporting our community.

Thank you.

Yours sincerely,

Olivia Nava  
Owner, Bubble Café

## **STATEMENT IN SUPPORT OF PLANNING APPLICATION 18/06722/F**

Dear Committee Members,

I am a resident of Bedminster and own a flat on East Street. I fully support this proposal.

I have read a few of the objections made to this application, but am left asking myself “while the view from Windmill Hill may change, what about the experience of people living on and around East Street?”

I appreciate there are different points of view, but if you actually live on or near East Street you wake up every morning to a place that sometimes feels totally abandoned.

I think the local community deserves a lot better. We need investment.

In my opinion Bristol City Council should be applauded for trying to regenerate the area through the Bedminster Green proposals. And, finally, we have a development the Council’s officers are backing.

For the sake of the community, please approve these plans, so the local residents can start to feel that this part of Bedminster is valued by the Council as much as we value it.

Thank you.

Yours sincerely,

Sean Cork  
East Street resident



Dear Councillors

**Re: Our support for Dandara's plan for Little Paradise**

Bedminster BID - which represents more than 300 traders on East Street, who employ many hundreds of local people - fully supports this application.

We have always supported the Council's aspiration at Bedminster Green - and please do not forget, this area was designated by *Bristol City Council* for redevelopment including high-density housing.

As well as being chair of Bedminster BID, I am also the manager of Wilko on East Street, so know first-hand how tough it is for local retailers - and how worried our staff are about their jobs.

You may not have seen East Street recently. I regret having to say that since I last spoke in front of the planning committee, we have lost further anchor shops including Poundstretcher and Boots, another blow to the local community.

More than half the stores are now closed or serving as pawn brokers and charity shops. It is not sustainable nor is it fair on local residents.

We have watched proposals refused and seen the sad decline of East Street continue. But now we finally have a scheme that Council's officers recommend is approved.

It is not just retailers - and our staff - who need this application approved. The community deserves better...they deserve a vibrant local high street, not one whose empty shops suggest this part of Bedminster has been long forgotten.

Yours sincerely

Simon Dicken  
Chair Bedminster BID

**26 Little Paradise Brockman Mr C**

Dear Sir/Madam

Please add my statement for the below committee meeting on the 30th

18/06722/F Highrise 'built to rent' 1 & 2 Bedroom flats at Little Paradise.

20/02647/FB Multi- storey carpark at Little Paradise.

If given permission this carpark will be ugly. Yes it will provide a few more car parking spaces but that is it. It will be a sad day when they come to cut down the trees. An opportunity lost.

It could be a Little Paradise, a meeting space, loved, a green area, an attribute to Bedminster.

The proposed flats behind all squashed together, worse than the old terrace that got hit by a bomb.

Something in keeping would be better, with some family accommodation.

Regards

Mr Brockman

## **27 Little Paradise Cllr Charlie Bolton**

18/06722/F Land At Little Paradise & Stafford Street Bristol  
BS3 4DE

Woeful levels of affordable housing. Not carbon neutral. And part of an overall plan which is just far too big.

I remember supporting the original ST Catherines place development - something I now regret - but off the back of a promise of substantial amounts of affordable housing in the wider development. This application clearly does not meet do this.

PLease do not approve it.

Covid-19 has had an unimaginable impact on our society. Given the current situation with an ongoing pandemic I think these plan's need to be completely revisited and revised.

Outside space of people's own is fundamental for any new development with the ongoing lockdowns and limitation of people's ability to utilise public spaces. This development has little to nothing proposed in this way.

The new normal we're now living in is seeing more and more people moving out of cities due to a shift in home working attitudes. With this in mind a development of this nature could end up either being abandoned part way through or becoming a ghost town once complete due to lack of demand for the type of property proposed.

Whilst the area is in need of development this is not the type of development it needs. Lower level accommodation with more plans for family homes with outside space should be put forward and any design of such plans should be in keeping with the property styles of the surrounding areas.

Alongside this the current plans fall significantly short of the expectation with regards to affordable housing and this has not been addressed. A tiny plot squeezed into an outside corner seems like an afterthought and could risk encouraging a them and us attitude within the new community.

The impact on neighbouring properties has not been considered; one such property is a Bristol City Council assisted living complex. The plans will initially increase dust/ pollution/ noise in the outside areas of St Catherines Court where residents already suffer from respiratory issues. Once complete the plans will block significant amounts of light to the garden of St Catherines court which is a valuable outside space for residents with limited mobility.

Considering how much the world has changed in the last 6 months it baffles me that these plans are being put forward for approval, with little to no change to reflect this new normal.

The development of Bedminster Green should be exactly that, GREEN. This is the perfect opportunity for Bristol to show the country why it was awarded the European Green Capital 2015. Plans should be put forward for a neighbourhood of the future. Whereas what I have seen seems to be a development of the past.

I hope that given the current climate common sense prevails and the planned development in its current guise is refused in exchange for plans with a more community-type focus that reflects the world we are now living in.

## 29 Little Paradise Tony Dyer & Christine Townsend

Statement regarding application 18/06722/F Land at Little Paradise & Stafford Street Bristol being considered at Development Control Committee A on Wednesday 30<sup>th</sup> September

### Objection

Bristol is committed to a target of 40% of all new housing to be affordable. The current Local Plan sets a requirement to deliver 30% of all new housing as affordable, whilst the council has said it would accept 20% in Bedminster Green to encourage development.

This developments offers only 7% and yet it is still being recommended for approval by planning officers. One might wonder what is the point of establishing targets for delivering affordable housing?

Historic England have objected to the scheme because of its impact on the Bedminster Conservation Area, whilst the City Design Group, the BS3 Planning Group, the Windmill Hill & Malago Community Planning Group and the Bristol Civic Society have also all objected to the scheme raising serious concerns about building heights (which contravene the Bedminster Green Framework), the high proportion of residential units that are single aspect (64% rising to over 70% for the affordable housing), internal daylight assessments, and several other fundamental concerns about the development.

Although we support the overall concept of residential development in this area, especially given the undeniable need for genuinely affordable housing in Bristol, this cannot be at the expense of creating low quality housing with poor access to natural light that rides roughshod over local planning guidelines, ignores well thought out and articulated concerns and adversely effects the very community and built environment it claims to support. This is especially so when the development proposes such a small percentage of affordable homes.

We ask the committee to reject these proposals.

Christine Townsend  
Tony Dyer  
Frayne Road, Ashton Gate, Bristol

## **30 Little Paradise Mike Howshall**

### 18/06722/F - Highrise "built to rent" 1 & 2 Bedroom Flat at Little Paradise - **full objection**

- There is an undoubted need to redevelop this area but why go for maximum density housing? It is wildly unsympathetic to the area and comes across as a maximum profit/minimum consideration plan.
- The reason people covet Bristol nationally is that we don't go in for the high rise, concrete blocks of other cities. We are (apparently) the green, progressive and sustainable city and yet here we have a plan for the opposite. Sympathetic conversions like the Robinson Building and the shoe factory on Church Road/East St or the colourful new houses at the top of Dame Emily Park have blended the old with the new and the community and new residents have been pleased. I appreciate that there is no building to convert here but why not develop something that matches its surroundings? There is a cost to being creative and I fear that the council are opting for the short term financial gains over keeping Bedminster desirable.

Tower blocks have been used previously to resolve housing crises but resulted in creating other social and health problems. High levels of depression, social isolation and 'ghettoisation' of residents in high-rise blocks are well researched.

**Building high rise blocks equals building future social isolation on a massive scale; cementing in a culture of the 'individual,' not community.**

**Why are Bedminster and Windmill Hill being targeted for more high-rise development? These are already two of the most densely populated wards in the city, already have 5 tower blocks and do not have the infrastructure to accommodate exponential growth.**

Our specific concerns with the proposed development of Little Paradise/Malago Rd are:

**Loss of light or privacy** to adjacent homes and along Little Paradise and Church Lane.

**Overshadowing existing homes** - as the sun sets in the West from mid-afternoon onwards in Spring, Summer and Autumn the development will cast long shadows over the back of some of the houses on Little Paradise in particular.

**Highway safety** - adding approximately 1,300 people to this small area on the site especially in conjunction with the other high-density developments planned (a further 2000 homes at least) on three sites adjacent will significantly increase problems with highway safety - this development is sited adjacent to a main arterial road to the South West of Bristol. **The traffic and highway safety problems which will go on for years during the construction of all proposed tower blocks on all four sites has not been assessed in totality.**

**Traffic and parking issues** - Dandara is offering a substantial 'sweetener' of over approximately £300K to mitigate the traffic and parking issues this development will cause and the development of the multi-storey car park (planning application 20/02647/FB). Much of the money is for 'Restrictive parking in the surrounding area,' - which will further reduce the amenity of the area to existing residents.

**Noise** - It is not possible to add over 1,300 people and over 3,000 more in other proposed adjacent developments and have pre-existing noise levels to remain the same.

**Amenity - Primary care services are stretched to beyond capacity in this area** - GP practices may still be registering patients - but that doesn't mean that they are able to offer a decent service. It is nigh on impossible to get an appointment with a GP within a reasonable time for a non-emergency. This development is pretty much a monoculture; adding over 1,300, over 60% single or in couples to an existing community which has a very wide age range is going to badly skew the pre-existing community mix.

**Community and social responsibility** - This is a family orientated area and most people really value this - we would much prefer to see many more socially affordable homes in all of the plans for Bedminster Green with the majority being for homeless families and homes for people in older life - preserving the wide age range of the community.

**Wildlife and conservation** - **There are 4 different bat species in living within a third of a mile** of the of this proposed development in Windmill Hill and Victoria Park area. The massive scale of the developments will mean prolonged disruption, constant heavy traffic and noise - causing significant deleterious impact on the bats.

**Micro-climate** - **No modelling for 'wind tunnel effect'** has been carried out on this development in conjunction with the other 3 or 4 proposed developments along both sides of Malago Rd and Dalby Avenue - therefore no understanding of how the wind will behave through what would become a narrow 200 ft high 'chasm' along the arterial traffic route between the city and South Bristol.

**Design and appearance** - **The elevation drawings provided by Dandara are not to scale, giving a false representation** of how close the 16 storey buildings will be to adjacent properties and the relative scale of the buildings to people and cars in the drawings. This is disingenuous at best and designed to misrepresent at worst. The buildings are incongruous with the surroundings - over-bearing and imposing. They are too high and are contrary to the Urban Living SPD Framework.

**For all of the reasons above we respectfully request that this planning application is rejected.**

### 32 Little Paradise James Young

Please see below the statement that I will read in respect of the below application at tomorrow's meeting

[18/06722/F](#) Highrise 'built to rent' 1 & 2 Bedroom flats at Little Paradise

#### STATEMENT

The development is too tall, too large, overshadows much around it, and supplies less than the nationally accepted requirement for sunlight for many of the residents.

We've all spent much of the last 6 months inside our homes. If the current Covid pandemic has taught us anything, it is the importance of community and the quality of the homes we inhabit. The public demands homes that offer space, light, access to nature and view. Development should seek to enhance and build communities, not divide them, support social cohesion, not tear it apart. A litany of small box like apartments crammed together under the shadow of neighbouring buildings are not homes for anyone, certainly not now.

Please disregard the recommendation for approval, this development is simply not good enough.

STATEMENT ENDS

Thanks and best wishes

James Young

### **33 Little Paradise Paul Cox**

Little Paradise/Stafford Street Apartments statement to the planning committee  
Ref: 18/06722/F

I would urge the planning committee to reject this proposal on the grounds that in many respects it is worse than the previous version. It still represents a blot on the landscape offering high density, poor quality accommodation:

- ♣ I am very disappointed by the reduction in levels of affordable housing proposed. Also, these units appear to be segregated/ghettoised with a very poor outlook
  - ♣ The high rise development exceeds the stated framework limits and no reasonable justification is provided for this. As well as creating a wall of buildings it will significantly reduce the available light to buildings in the area, including the development's own capacity to generate solar power
  - ♣ Many of the proposed units (in particular the studio units) are below approved space standards – a nod to additional balconies does not meet the internal space requirements. Many of these units are entirely unsuitable for post Covid living, including working from home
  - ♣ Problems with ventilation and appropriate window size and location have not been resolved
  - ♣ Little account has been taken of environmental issues such as the removal and non-replacement of trees and the proximity to the local Conservation area.
  - ♣ I also understand that current government proposal being placed on developments would be likely to place significant ongoing maintenance costs on the developers which could make such developments economically unviable in the long term
- In the light of the issues above I would urge the committee to reject this proposal as it stands

I am not able to attend the meeting but would like my comments to be taken into account

Yours faithfully

Paul Cox

### **34 Little Paradise Becca Massey-chase**

#### **Little Paradise / Stafford Street Apartments**

Please reject this proposal.

Current and future residents deserve better than this. I think we should all be concerned by the space and quality standards and serious overshadowing issues. What about the people who live in the Stafford Street flats? Or St Catherine's Court? And for new residents the proposal contains many bedrooms with no windows.

This proposal is not in line with Bristol's best practice or policies. A high number of single bed space apartments are not normally allowed in Bristol Local Plan. Moreover, a density of 600 per hectare is over three times that recommended for inner city in the Urban Living SPD.

Yes, we need more homes. But we need good homes.

And they should not be at the expense of existing, many vulnerable, residents.

Building new homes should not be at significant environmental cost either. Trees will be removed and not replaced. The building will be made of particularly environmentally damaging materials – we can do better than concrete.

For concerns about the welfare of current and future residents and the environment, please reject this proposal.

### **35 Little Paradise Esme Clutterbuck**

Despite the minimal and, in my opinion, cynical changes made to the project this remains a really poor development and will promote everything that this area does not need i.e. ugliness, ill health, transience and loneliness.

I am shocked and concerned that a Labour council has chosen a firm such as Dandara as a partner in developing the area. A company that has its headquarters on the Isle of Man, a place well known for its tax avoidance. This raises many questions for ordinary people as to whether the council has really carried out sufficient due diligence on Dandara. I've looked at examples of their work in other parts of the country. They look awful but at least in those photos the massive blocks are given large spaces around them. This corner of Bristol has no space like that and smaller dwellings next door will be dwarfed, choked with pollution and starved of light; most importantly this affects older people who now live in sheltered housing at, what will be, the foot of these monsters.

Where is the "significant justification" for towers of this height to be found? Certainly not in design excellence. Unless it is simply the return on capital which surely cannot be a justification for buildings so insensitive to the locality and which contravene so many guidelines.

How can people feel trust in their Labour Council (or ever want to vote for them – I have always voted Labour) when it is willing to go against the very documents it has written? Heights that contravene the Urban Living SDP, 7% affordable housing where the guidance is 30% and no social housing, I'll repeat that **NO SOCIAL HOUSING!** What is a Labour Council thinking? You are degrading this area so that a big company can make its profits and doing nothing to help some of the poorest people in our city. Shame on you. I am so angry.

Esmé Clutterbuck

Much is made of the need for developments such as this to provide a boost to East Street shopping area.

Speaking as a frequent East Street shopper, and resident of the area for over 15 years, I would like to lay out some facts, and also my thoughts on this subject.

I recently counted a total of 82 shops on East Street, and only 9 of those were closed up, a far cry from the 50% which is commonly bandied around by some quarters, or the 'dozens of empty shops' quoted by BID in their planning comment. Clearly, COVID presents us with a new challenge, but in my opinion, East Street is currently a fairly healthy high street. It may not be gentrified, but it is full of life and character, with cafes, greengrocers & butchers, post office, hairdressers, women's clothes shops & charity shops, key cutting, pet shop, fish and chips and, indeed, the much maligned vape and pawn shops.

However, it is true that some large shops have recently closed (I have counted these amongst the 9). These are larger chains which are more affected by online shopping and banking; Argos, Barclays and Lloyds Bank, which is a trend across high streets all over the country. (Please note, there has never been a Primark on East Street, contrary to what was written by BID on Page 5 of the planning officer's Report to Committee).

Personally, I do not perceive East Street as a high street in decline; rather, one in flux. Things have changed greatly for it over the last 20 years; not only the growth in online shopping and banking, but also a change in demographics, with an increasing middle class demographic in the surrounding area, meaning that some shops on East Street may be doing less well. It will take time for new shops and cafes to open up which suit a different demographic. Over the last few years there has been a steady creep of trendy independent shops and cafes down North Street towards East Street, and it has currently reached the North Street/Cannon Street roundabout, just seconds from the end of East Street. I have no doubt it will continue to creep up East Street.

The assumption by BID appears to be that East Street does not have a large enough catchment population, as BID seem to support any application for large numbers of flats, regardless of the build quality, design or standard of housing within. But the catchment population of East Street is no smaller than that of the very successful North Street, so I am not certain I agree. Before COVID, I counted the numbers of people in East Street on a Saturday. Over 500 people passed me in 15 minutes. This seems quite high to me.

Whilst I agree that more residents would probably mean more customers, the extent to which this is the case does ultimately depend on (a) whether the residents want to buy the things provided in those shops and (b) to what extent they want to hang around in East Street. I suspect some of the current East Street catchment population go to North Street and Wapping Wharf for shopping and cafes, for example.

In my opinion, if we want a vibrant successful East Street, based around a vibrant successful economy in the area, then we need to build fantastic, light, sustainable buildings, which encourage a state of well-being for the inhabitants, make people want to live here, shop here, and hang out in the vicinity. Good building design can act as an anchor for a place, and add to its style. I have added to this idea in my car park statement 20/02647/FB.

Unfortunately I don't feel that Dandara's planning application comes up to the mark by any means. The design won't add positively to East Street; in fact, the buildings will even overshadow East Street! No better way to assure the death of a high street than to put it in the shade. I appreciate that we need to build homes. But these 'homes' fail to meet even the most basic of standards (space standards, daylight standards, density recommendations). The City Design Team objected to this development on many many grounds. Their objections seem brushed aside. At what cost? Why do we have a City Design Team if they are to be ignored?

Please don't pass this application just because you think it will improve East Street: (a) Because I don't believe that will necessarily be the case, and, (b) Because a better designed development would have much more positive effect, and, (c) because an increase in catchment population is going to happen across Bedminster Green regardless of the fate of this one application.

Historically, tower blocks have caused economic and social decline and unhappiness in many areas of the country, hence being pulled down all over. I ask you to ask for something better for East Street.

## **37 Little Paradise Nick Townsend**

### **STATEMENT RE APP No 18/06722/F TO DEVT CONTROL COMMITTEE MEETING 30/09/20**

Land at Little Paradise & Stafford St Bristol BS3 4DE, applicant Dandara Living Trustees Ltd

I know that planning committee relies a great deal on the planning officer's report. I have to say that I am deeply troubled by this report as the Council's desperation to get this application through appears to have permeated through to the planning officer's report. The report highlights countless problems with the application, for example, the adverse effect on the conservation area, the overshadowing of internal courtyards, the unacceptable size of the studio units, the height of the building. I could go on. However, each one is regarded as 'on balance' acceptable. Yet the application for St Catherine's Place, about 50 yards away, was rightly rejected on the advice of the planning officer for displaying similar faults. This shows a worrying lack of consistency, and it seems that conclusions have been contorted to fit a required outcome.

I also question the accuracy of the report to the planning committee. For example, the report suggests that only 2 houses, 12 and 26 Stafford Street, will have their light reduced to such an extent that it will breach guidelines, yet there are nine flats in each one, making a total of 18 units affected in all. This is extremely misleading. The effects of overshadowing on St Catherine's Court are then mentioned briefly but not explored. The 'Stafford Street Wind Microclimate Desktop Review and CFD Modelling Report', produced by Hydrock, has also been questioned by Mr Robert Griffin in his comment, as he points out that baseline weather conditions are based on data from Manchester Airport! It seems that much data has been accepted from the developer uncritically, so how much of the data can we trust? The report appears to stay very quiet on the very high density levels (over 600 units per hectare!) of this application, but surely this needs to be explored in far more detail.

It seems that the council are so desperate to see application go through that are prepared to ignore their own policies. For example, the policy on affordable housing is 30%, which appears to have been lowered to 20% for South Bristol. However, at a pathetic 7%, this application gets nowhere near even this modest figure. Furthermore, these affordable homes are completely separated from the rest of the development, with inferior amenity space. No doubt this block will soon get a name as the poor block. On these grounds alone this application should be dismissed outright, yet once again the planning officer's report suggests that this is a satisfactory outcome. Dandara, and its founder Anthony Tynan, who can be found on the ICIJ Offshore Leaks Database, will be laughing all the way to their HQ in the Isle of Man, having run rings round the Council.

### **39 Little Paradise Cllr Kye Dudd**

*I am in support of the proposed scheme on Little Paradise car park.*

*Building a new car park during a climate emergency may appear contradictory, but the proposals reduce the overall number of parking spaces in the area. This will have the effect of reducing the volume of traffic moving around the area by consolidating parking into one location. The high number of electric vehicle charging points further supports a transition to cleaner modes of transport, along with the car club bays and provision for blue badge holders.*

*The scheme supports the retail sector on East Street and this proposal is supported by the Bedminster BID.*

Cllr Kye Dudd



Dear Committee Members

**RE: LITTLE PARADISE CAR PARK (20/02647/FB)**

You do not need me to set out the obvious case for replacing three poor quality, scattered car parks with a new sustainable one immediately adjacent to East Street.

Clearly Bedminster BID supports this application, which will bring immediate benefits to East Street, helping ensure its future, protect existing jobs, and create new ones.

The High Streets Task Force Report this year again put car parking high on the list of priorities for successful high streets.

Retail continues to be the largest employment sector in the UK (despite the best efforts of Amazon). But local shops, cafes, bars, restaurants are simply one part of the community. Not just because the people who own and work in these places are also residents, but because these are the places we meet, talk, laugh, argue...

Ray Oldenburg's seminal book on community, *The Third Place*, said: "Most needed are those 'third places' which lend a public balance to the increased privatization of home life. Third places are nothing more than informal public gathering places. The phrase 'third places' derives from considering our homes to be the 'first' places in our lives, and our work places the 'second. The character of a third place is determined most of all by its regular clientele and is marked by a playful mood, which contrasts with people's more serious involvement in other spheres. Though a radically different kind of setting for a home, the third place is remarkably similar to a good home in the psychological comfort and support that it extends...They are the heart of a community's social vitality, the grassroots of democracy."

Your support today will help ensure East Street again becomes a great *third place* for all members of the community.

Sadly, our recent research indicates 90% of shoppers do not wish to dwell on East Street. We need to turn this on its head so that 90% of people do wish to linger, to stop, enjoy their surroundings, engage with others in a thriving community.

Thank you. George Grace, Manager Bedminster BID



Dear Councillors

**RE: OUR SUPPORT FOR THE NEW BEDMINSTER CAR PARK (20/02647/FB)**

This is my second statement of support today. I truly hope by the time I address you in relation to this car park application you have already approved Dandara's proposal for new homes to kick start the long-awaited Bedminster Green regeneration.

As I said before, Bedminster BID represents more than 300 traders on East Street, who employ many hundreds of local people...and we fully support this application.

At the moment we have three Council-owned car parks: all are out-of-date, in poor condition and a poor use of space. The only reason anyone would park in the Hereford Street car park is it's free. Consolidating the three car parks into one is a no-brainer.

The new, purpose-built car park will provide electric charging spaces, ample spaces for disabled drivers and a really convenient place for shoppers.

It's been designed really thoughtfully and will help provide a much safer and welcoming pedestrian entrance to East Street.

Given there will be a huge net gain for sustainability, replacing three inefficient and out-of-date car parks with one modern, attractive new one seems pretty straightforward to me.

So, please support our community by supporting this application, another key step towards the regeneration of our neighbourhood.

Yours sincerely

Simon Dicken  
Chair Bedminster BID

### **03 Car Park Kaminer Mr T**

23.9.2020, Bristol

To  
The Development Control Committee A  
Bristol City Council

A statement regarding the applications:

18/06722/F Highrise 'built to rent' 1 & 2 Bedroom flats at Little Paradise.

20/02647/FB Multi- storey carpark at Little Paradise.

#### **20/02647/FB**

Little Paradise is a ragged gem – it is a space with great qualities, even if in desperate need of a facelift. The area designated for a multi-storey car park can, with limited intervention, become a beautiful, small public space.

My two objections to the proposal for a multistorey car park are

1. A car park is not needed. There is little evidence to show the need for a multi-storey car park.
2. A multi-storey car park will degrade Little Paradise, affecting also the nearby proposed housing scheme (18/06722/F). It will 'fill' a space with great potential with the wrong programme.

Sincerely Yours,

Tahl Kaminer

#### **04 Car Park Mr Brockman**

Dear Sir/Madam

Please add my statement for the below committee meeting on the 30th

18/06722/F Highrise 'built to rent' 1 & 2 Bedroom flats at Little Paradise.  
20/02647/FB Multi- storey carpark at Little Paradise.

If given permission this carpark will be ugly. Yes it will provide a few more car parking spaces but that is it. It will be a sad day when they come to cut down the trees. An opportunity lost.

It could be a Little Paradise, a meeting space, loved, a green area, an attribute to Bedminster.

The proposed flats behind all squashed together, worse than the old terrace that got hit by a bomb. Something in keeping would be better, with some family accommodation.

Regards

Mr Brockman

05 Car park Susan Rajah

Dear Committee & Councillors

I have lived in the area for 30 years and moved my disabled father who is 90 this year, to Church Lane, 17 years ago. We are both dismayed by the plans, not just for this area and car parking but for the wider area. This is a conservation area, with many of the buildings over 100 years old. The community at large walk to the shops and since the car parking charges have been applied, this car park is mostly empty.

Where is the analysis that a car park is needed; that it will be used and indeed enrich the area? The impact on the residents is huge, with loss of light, beautiful mature trees being ripped out, pollution and fumes pouring into their bedrooms. There are two other much larger car parks nearby, rarely overflowing.

A missed opportunity, how about planting more trees, turning it back into a city garden, keeping a few car places? It is fine as it is. A small car park amidst a lot of greenery, serving shops a minute's walk away.

A multi-storey car park here is totally against all the principles of a healthy 'green' city.

Susan Price-Rajah

## 06 Car Park Martin Hooper

I object to this building plan as I believe it is completely inappropriate. This is because the structure will overshadow the local residents, some of whom are living in elderly peoples homes and as such are really vulnerable. The vast majority of the local residents object to this development and they are surely the people who count the most in any consideration of a development here. It seems to me that the proposed development of a carpark next to a residential area goes against all common sense. Given the current levels of pollution in this area and Bristol in general it surely makes more sense to encourage a development that would be more environmentally friendly. The proposals as they stand do nothing to move the area forward in any meaningful and sustainable way. With a programme of exemplary public transport put in place people would not need to use their cars. Bedminster is crying out for development but not in this piecemeal fashion. This proposed development will only harm the area with the possibility of an increase in anti-social behaviour and of course pollution and the destruction of existing mature trees. Bedminster already has an existing multi story car park behind Wilkos. This could be reinstated.

In terms of the proposed apartments that Dandara want to build in the area, the major consideration here surely has to be affordability. What Bedminster really needs is a medium level density building programme of high quality apartments that are built in accordance with the SPD on Urban Living. Dandara are presenting us with poor quality designs that will destroy the character of the area and go no way towards helping people in need of decent housing.

Best regards  
Martin Hooper  
Local resident

07 Car Park Gareth Jones

Re 20/02647/FB

Dear Councillors,

How on earth can you justify raising this monstrosity outside the windows of the existing houses, and in particular the sheltered housing next to the site. Not to mention the increased noise and danger from the extra traffic it will bring to their front doors. What a kick in the teeth for the elderly people living there who have already suffered enough recently. Future buildings planned for Bedminster Green are all being allowed very limited parking spaces to encourage walking, cycling and public transport use. Customers for East St can do the same. They can use the existing open car park, and a refurbished version of the old three-store park opposite Bristol South baths, if they have a good excuse for not arriving by public transport.

Yours, Gareth Jones.

## **08 Car Park Daniel Fryer**

Dear Sir/Madam

I write with reference to the proposal for a multi-story car park at Little Paradise, Bedminster BS3

I am writing to reject this proposal. I, along with many local residents, are against it and have already registered our objections online.

There was a protest detailed in the local press.

We have car parks in Bedminster. We like them as they are. We like the trees that they have and we don't want to see them uprooted. On a climate change note, we need more trees not less. The ground car parks we have need a little sprucing up but that is all.

This car park is being proposed in part due to the unwanted high rise developments where the other car parks currently are.

I do not want to see a multi-story car park in the area. It will increase traffic. This is bad for many reasons. First is air quality. This is already bad and pollution in the area is already at dangerous levels. This will add to it for no good reason. The road and traffic light systems are already overburdened and will not be able to cope.

You will negatively impact on many resident's right to light, especially to those residents at St Catherine's Court.

Bedminster needs regenerating yes, but in that regeneration it does not want to be turned into an overcrowded, teeming metropolis. It is a sleepy little town and wishes to stay that way. It needs thoughtful regeneration and thoughtful proposals. This is not a thoughtful proposal.

If you approve it, you will not only go against the wishes of the majority of local residents, you will have a negative impact upon Bedminster.

Please reject this proposal

Yours sincerely

Daniel Fryer  
Resident

In Feb and March 2020 BCC conducted a full scale consultation on several aspects of Bedminster Green. They held drop in sessions at the City Farm and the Library. Feedback on the outcome of the consultation on The Malaga, Travel and The Green was shared on the council Consultation website. The Multi-storey carpark was part of the consultation but no feedback was provided. I chased it up by emailing the consultation team, and by asking the Planning Officer, but no luck.

It seems strange that such pertinent feedback remains hidden from the public, as it would have been very enlightening to know what people thought about the proposals. Might have been helpful to this committee when they have to decide what to do.

I think it is clear that anyone who lives close by to the site is concerned about pollution, light, noise, health issues and safety. The only people in favour seem to be people who think a new car park will bring more customers to the shops. Both car parks are currently underused so many people question the need for a new car park at all. Please reject this application.

10 Car Park James Clayton

Submitted on behalf of James Clayton (Resident of St Catherines Court) due to no internet connection in St Catherines Court

*"Dear Sir or Madam,*

1. *Our building has many older tenants and ill people. Please stop and make right decision*
2. *I do not want an invasion of my privacy*
3. *I do not want noise and dust/ dirt blowing in my windows as i am on a ventilator/ respironics machine from B.R.I. Doctors after operations for cancer*
4. *I'm in remission for my gland removal in my neck*
5. *My bay window overlooks Church Lane cul de sac and my bathroom overlooks the car park*
6. *I don't want by view blocked by 3 storey buildings*
7. *Too many people use our lane having to turn around at my window.*
8. *Got enough to put up with the bins opposite always open and rubbish on our lane. Dumping ground yet council will not supply shelter for bins to stop seagulls*
9. *It will bring too many cars people and workmen round here*
10. *Don't want more people and cars near ill elderly folk*

*Thank you"*

Thanks,

00 Car Park Beth

Submitted on behalf of Beth (Resident of St Catherines Court) due to no internet connection in St Catherines Court

*"Hi,*

*My concerns for the car park are:*

- 1. Air pollution*
- 2. It might encourage homeless people*
- 3. Drug dealers"*

Thanks,

## **12 Car Park Bill Jeffrey**

Submitted on behalf of Bill Jeffrey (Resident of St Catherines Court) due to no internet connection in St Catherines Court

"It will not be very safe with more people about day and night. There is a lot of people in here with breathing problems and what will it be like for them with more cars.

*We do not want a bigger car park in little paradise because of the increased pollution from the cars.*

*The litter from the cars when they throw rubbish out the car windows and that some people will leave.*

*The drug dealers in a closed area. there will be more dealers as it will be closed in."*

Thanks,

### **13 Car Park Naomi Berry**

To whom it may concern,

Unfortunately, I am unable to attend the Development Control Committee meeting on Wednesday 30th September but please see below my statements against these two planning applications.

#### **20/02647/FB Multi- storey carpark at Little Paradise - full objection.**

Those behind this proposal to build a multi-storey car park at Little Paradise Street have blatantly and unashamedly chosen to ignore the pleas and needs of a vulnerable community living alongside the site. The best interests of our neighbours at St Catherine's Court have been neglected in terms of mental health, physical health and safety. The proposed plan means their homes, and those houses on Church Lane, will be overlooked and met, at top storey level, by exhaust fumes, increased light pollution and noise. This corner of Bedminster is already seemingly forgotten by the council in terms of its upkeep - CCTV cameras don't work, fly-tipping is rife, East Street's pub clientele regularly use it as a toilet; I fail to see how making an enclosed space, with 24/7 access inviting anti-social behaviour, could ever be considered for this location, particularly when one considers the proximity to vulnerable neighbours. No thought has been given to existing residents' quality of life, accessibility to their properties or the impact this will have; just because the pollution that will be created is deemed to be the 'acceptable' level, it does not mean the council should take advantage of imposing this on Bedminster's residents. Removing the on-street parking along Little Paradise Street leaves residents of Church Lane, St Catherine's Court, St Catherine's Terrace and properties along East Street with a tiny number of parking spaces; if families cannot park outside their homes, they will be forced from the area. The ONE opportunity to appease neighbours in the design of this car park, a living wall to off-set the undesirable qualities of the building, was rejected on the grounds of being too expensive. Money over people, once again.

#### **18/06722/F Highrise 'built to rent' 1 & 2 Bedroom flats at Little Paradise - full objection.**

It's disappointing that when presented with the opportunity to be a forerunner for green inner-city living, the council is willing to accept a plan which instead crams as many bodies into as small an area as possible. Little Paradise Street is not suited to the influx of so many people, the traffic they will create and the lack of space they will have in which to live. It is naive to suggest that upwardly mobile, single/two-person households won't have vehicles to park and in removing on-street parking and not providing them with a garage, this proposed development further impacts the lives of residents already living on Church Lane, Little Paradise, St Catherine's Court and St Catherine's Terrace. We are completely in favour of developing East Street but this proposal feels, very disappointingly, like a money-making opportunity regardless of the wellbeing of existing residents.

Many thanks  
Naomi Berry

## 14 Car Park Helen Adshead

### Little Paradise 3 storey car park planning application Statement of objection

- With our knowledge of climate change we should not be considering building multi-storey car parks to encourage car driving as a way to access East St shops. We should be encouraging the sustainable options of walking, cycling and public transport. Little Paradise is planned to continue as a popular route for pedestrians and cyclists but all the extra cars coming and going from a 3 storey car park would make it the last place I would choose to walk and cycle.
- A multi storey car park would not be the answer to East Street's problems. East Street needs to be made more attractive for pedestrians, a place that people want to spend time, not a place full of car noise and fumes.
- Bristol City Council has signed up to a pioneering One City Ecological Emergency Strategy. The section entitled Building with Nature states *As the city develops, we know we need greener developments that retain and integrate habitats and green space and incorporate new green roofs, living walls and amenity spaces. We also need greener streets connecting the city with street trees, pollinator corridors in central reserves and wildlife habitats in roundabouts, verges and public squares.*  
This car park is doing nothing for wildlife and is completely off-target for this current Bristol strategy. It is quite simply the wrong thing in the wrong place at the wrong time.
- The current car park could be repurposed as parking for residents and for disabled parking, the only people who need to drive this close to East St. This would mean keeping the mature Silver Birch trees, cutting traffic and fumes, freeing up road space for pedestrians and cyclists and perhaps leaving room to reinstate the orchard that once flourished here.

## **15 Car Park Ross Kirsten**

I do not think that Paradise Carpark should go ahead.

## **16 Car Park Roland Oliver**

Planning Control Committee A – Wednesday 30<sup>th</sup> September 2020 at 2.00pm

STATEMENT to committee members

Planning application **20/02647/FB** Little Paradise Car Park

*A significant argument for enlarging the Little Paradise car park seems to be that it will enable the release of the Hereford Street car park for development. Even though the multi-storey will have a negative impact on the quality of life of its immediate neighbours, the implication is that their well-being should be sacrificed for the greater good. Not only is this a dubious proposition morally, especially when the sacrifice is imposed from above on unwilling residents, many of whom are old and vulnerable, it is also reasonable to ask what greater good will result. There are as yet no published plans for the Hereford Street site. But I doubt it's going to be an open green space. What's the betting that Dandara will propose another maximum density fifty metre tower to match the one across the road? Little Paradise should not be forced closer to heaven until we know whether development hell is to follow.*

**Roland Oliver**

## **Little Paradise car park statement to the planning committee**

**REF: 20/02647/FB**

This car park proposal should not be approved for the following reasons:

We should be discouraging car use across the city as part of our efforts to reach zero carbon. We should not be promoting more cars within an air quality management area next to family housing and assisted living areas for the elderly.

Increasing the levels of traffic here and reducing the sightlines around that car park has the potential to make the streets around the car park unsafe for children and the elderly residents and trapping the fumes from cars in narrower streets will also have an impact on the health of these people many of whom are vulnerable and live in homes that are not well sealed against incoming fumes. The city is well aware of the air quality issues in the area and their effects on health having published reports annually on this issue (Health Impacts of Air Pollution in Bristol, by Air Quality Consultants – available on the council's own website, link below<sup>1</sup>). Proceeding with this approach is wilfully and knowingly causing harm to the vulnerable and should not be permitted to go forward.

To further wound the residents of the area living in their exhaust filled houses and apartments, the three storey car park will allow a direct view into these houses bedrooms and living areas from the top floor.

This is a completely inappropriate site for a multi storey car park and should not be deemed as an acceptable if it so directly harms the local residents.

<sup>1</sup><https://www.bristol.gov.uk/documents/20182/32675/Health+Impacts+of+Air+Pollution+in+Bristol+-+April+2014/4df2fce5-e2fc-4c22-b5c7-5e7a5ae56701#:~:text=The%20new%20results%20show%20that,being%20attributable%20to%20air%20pollution>.



DANDARA  
LIVING

**NEW CAR PARK, LITTLE PARADISE  
APPLICATION 20/02647/FB  
STATEMENT OF SUPPORT  
ZOE SHARPE, DEVELOPMENT MANAGER, DANDARA**

Dear Committee Members,

We are joint applicants for this proposal, alongside Bristol City Council.

Please let me explain why the new car park is highly sustainable, but also why it is vital for the delivery of much-needed affordable homes.

Firstly, how is the new car park sustainable?

- a. This is part of a move to consolidate three Council-owned local car parks into one, reducing the total number of spaces from circa 120 to 90
- b. 38 of the new spaces will have electric charging (six of these will be electric car club vehicle spaces). But - importantly - all 90 spaces will be fitted, ready for conversion to electric. All blue badge spaces will be retained.
- c. The new, purpose-built car park is located where most shoppers need to go - right next to struggling East Street
- d. With the new MetroBus service and significant investment in cycle and pedestrian routes, there are fewer and fewer reasons for anyone to get into a car in this location.

Secondly, how does this application facilitate the delivery of affordable homes?

- a. One of the three car parks being consolidated into the new, modern car park is where we are proposing to build new affordable homes
- b. We needed this land after agreeing to reduce the size of our neighbouring site to help the Council deliver its strategic transport objectives, including making room for the new MetroBus stop and new route through our site
- c. We are paying the market rate for the site, currently owned by the Council
- d. We need the new car park application to be approved to be able to deliver our scheme, including both the affordable and market homes.

So, please approve the application for the new car park, so we can start the much-needed regeneration of this area and deliver new homes for your community. Thank you.

Yours sincerely,

Zoe Sharpe  
Development Manager, Dandara

## **19 Car Park Cllr Charlie Bolton**

Statement re Little Paradise car park

The best thing I can think to say about this application is that it is horrible. The phrase 'hideous carbuncle' springs to mind.

It's ugly, it goes against whatever environmental credentials - and definitely any climate emergency credentials this council has, and I suspect it is pointless.

Please do not approve it.

30<sup>th</sup> September 2020

Bristol City Council Planning Committee

NL JLL Committee Statement

**Jones Lang LaSalle Ltd**

31 Great George Street Bristol BS1 5QD  
+44 (0)117 927 6691

jll.co.uk

**Application Reference 20/02647/FB-Proposed development of a new public car park on the existing Little Paradise car park site**

Bedminster Green includes a number of development plots and has been identified as an area for redevelopment and ‘significant intensification’ through the adopted Bristol Urban Living Supplementary Planning Document and emerging Bristol Local Plan Review. Bedminster Green is also subject of a Place-making Framework document that has been prepared in collaboration between the landowners and Bristol City Council. The Little Paradise site falls within this area.

Currently, there are parking facilities available at the site itself, Little Paradise on-street parking, Little Paradise North and Hereford Street. The total parking space availability across these sites is 133 and this is comprised of pay and display, residential parking permits, blue badge spaces and time limited parking. Pay and display will be introduced by Bristol City Council at Hereford Street and Little Paradise car parks this year. Hereford Street car park is soon to be released for housing development (in accordance with the above referenced masterplanning) and all Blue Badge bays will be relocated to the proposed development, which will in turn release Little Paradise North for development, to contribute to housing targets.

Whilst Hereford Street car park provides the largest amount of car parking, this is some distance from East Street. Each of the car parks are relatively isolated and of low-grade specifications, which poses safety implications and results in some of the available car parking being less attractive for users, particularly at night. Further, and given the separate nature of existing car parks, it causes additional and unnecessary vehicular movements and congestion due to the need to drive between each car park to find spaces, with studies indicating that there is a higher demand for parking within the Little Paradise car park in comparison to other sites.

By virtue of the above there is therefore a need, in line with the regeneration of the Bedminster Green area, to consolidate parking and provide a safe, attractive car park that is accessible to all and meets modern sustainability requirements whilst supporting the vibrancy of the East Street.

During the course of the application determination period, we have worked to address all queries raised by statutory consultees and the public, with particular reference to transport, design and trees. Revised plans and supporting documents have been provided and are supported by Officers

The benefits of the proposal include the provision of a single parking location for shoppers and visitors to the area, thus assisting in reducing congestion. It will also result in more efficient use of the land that is better located for access to the shopping area of East Street, as well as safety and security enhancements in terms of improved lighting and surveillance. The zero-carbon agenda will be promoted through the provision of 16 electric charging points plus 6 electric car club bays for residents. Further, there will be no loss to disabled bay provision in the area.

We sincerely hope that Councillors will endorse the officer recommendation for approval, given the substantial benefits that will arise not only to parking but to the wider regeneration of Bedminster Green, in line with the council’s aspirations for the area.

## **21 Car Park Paul Buckley**

Submitted on behalf of Paul Buckley (Resident of St Catherines Court) due to no internet connection in St Catherines Court

*"Dear Sirs,*

*I wish to oppose the proposed development of Little Paradise Car Park.*

*The present car park is quite adequate for this area. With an increase in road traffic a larger car park will bring chaos to a very small area.*

*I am concerned about exhaust gas emissions rising in detriment to St Catherines Court old and some infirm residents.*

*I've lived here since 2006 and am 81 years old, disabled and will not welcome the disruption this project will bring to me and others.*

*Little Paradise will become "Aggro Place".*

*Yours faithfully,*

*Paul Buckley"*

Thanks

## **22 Car Park From residents of St Catherines Court**

Submitted on behalf of a Resident of St Catherines Court who did not provide their name, due to no internet connection in St Catherines Court

*"Making the car park bigger will treble the pollution which is not good for people in sheltered accomodation."*

Thanks

Submitted on behalf of a Resident of St Catherines Court who did not provide their name, due to no internet connection in St Catherines Court

*"Making the car park bigger will treble the pollution which is not good for people in sheltered accomodation."*

Thanks

I am a resident of Church Lane Bedminster and am all for development in the area. However this type of development is not what is needed or expected from the city named European Green Capital of 2015. At a time when driving into town centres should be discouraged, plans to build a multi storey car park overlooking a Bristol City Council sheltered accommodation facility and a row of Victorian houses could not be further away from what is needed.

The impact on neighbouring St Catherines Court and Church Lane during construction will be life altering. Many residents of St Catherines Court have underlying respiratory illness that will be negatively impacted by such a development being undertaken just metres from their windows and garden. The excavation and construction will cause a significant dust issue that will be unbearable for these residents along with the residents of Church Lane at least 2 of whom have long standing lung conditions.

This effect will not only be felt during construction. A multi-story car park will encourage more traffic in the area leading to an ongoing air pollution issue that will hang over the neighbouring area for years to come. Removal of at least 60% of the established trees on the current site will only compound this issue. This along with increased noise pollution from a 24 hour parking facility will make the neighbouring area unbearable to live in.

Another significant impact on the neighbouring properties will be the increase in anti-social behaviour that a multi-storey car park is known to attract. Anti-social behaviour in the area is already an overlooked issue. The new development will provide shelter for such behaviour (drug dealing, drinking in the street) and provide a well lit open all hours environment for it to spiral out of control. This along with it attracting vandalism, skateboarding, rough sleepers and cars gathering to show off their loud exhausts will wreak havoc for those living nearby and make the environment on their doorstep unpleasant and even potentially unsafe to inhabit.

Considering the new normal we now live in and the unknown impact Covid 19 on what the future version of our highstreets will be, it seems bizarre that these plans have made it to this committee with a recommendation from the planning officer. I believe these plans should be refused by this committee and Bristol City Council should revisit it's entire business case for this and put forward a development plan with more of a community-type focus that will benefit those who live in the surrounding and nearby neighbourhoods.

The uncertainty caused by Covid-19 could lead to this development becoming an elephant in the room for Bristol City Council or even worse being abandoned partway through. The impact of this would be as catastrophic on the neighbouring area as it's successful completion if it ended up becoming an unused facility that will serve only an unwanted and anti-social alternative purpose.

## 24 Car Park Laura Gemmell

I am a resident of Church Lane, the row of Victorian houses which will be at eye level of this proposed multi-storey car park. First a selfish point, I suffer from debilitating migraines. These can be brought on by many things, but noise (from cars revving) and light from both the car park itself and the cars coming through my windows will inevitably worsen my condition. The sound of building every day as I work from home will agitate my condition to an unbearable point.

As a young woman living in the area, the addition of an anti-social behaviour magnet worries me greatly. I do not want to worry for my safety walking home or taking out my bins. It is known that various anti-social behaviour increases in areas with multi-storey car park, and despite my questioning no one involved in this application can offer anything other than there will be lights and cameras. At least the current car park does not offer cover for such behaviour.

We had hoped this would be an opportunity to remove a car park from being so close to our homes and the council-run sheltered living right beside the car park. The good thing which has come from this planning application is we now know our neighbours both on our street and in St Catherine's Court. The community is adamantly against this development, and cannot understand why the impact on our health (both physical and mental), our homes, gardens and safety is not being considered.

The plans for this car park (and the housing block proposed for Stafford Street) should be paused. The world has changed significantly since the plans were conceived. The car parking surveys were conducted in 2018. The climate crisis, the pandemic and the pending recession massively change people's driving, living and shopping habits. These massive world events need to be properly considered before flying ahead with plans which could horribly impact our community.

I, alongside my neighbours, object to the proposed car park. We ask that you honestly consider if you'd want a multistorey car park on your doorstep or the doorstep of your loved ones. Although it stands in the way of the grand plan for Bedminster Green, these are our homes. Please use this as an opportunity to let Bristol live up to it's Green capital status and build a city that leads the way for community driven green development.

## **25 Car Park Gemma Warren**

My statement for meeting which I will not be attending

I purchased my property 2.5 years ago as my first place on the property market. I was looking forward to redevelopment in the area as it is required but disappointed by the plans for paradise car park alongside some of the excessively high tower blocks also proposed in the area.

The proposed plans do not showcase the Bristol I know and love. My concerns include an increase in traffic, noise and light pollution impacting local residents. No thought has been taken into consideration in particular for those in the assisted living accommodation who already have ill health. As we all know Bristol was awarded the UK's first ever European Green Capital in 2015 which makes me proud to live in this city. Bringing in a multi-story car park so close to residents so others further out can be encouraged to drive into the city does not support the ethos for such a Green Capital.

Furthermore, it will overlook the residents on Church Lane such as myself which will be invasive, blocking natural light into living quarters as well reducing privacy either from those who use the carpark or CCTV. Multi-story car parks have been known to increase antisocial behaviour as well as litter, this is already an issue in the area which is not being controlled. I do fear for my safety as a single female walking home at night if these plans go ahead.

Thanks

Gemma Warren

## 26 Tony Dyer & Christine Townsend

Statement regarding application 20/02647/FB Little Paradise Car Park Bristol being considered at Development Control Committee A on Wednesday 30<sup>th</sup> September.

The Bedminster Green Framework states:

"Bristol is on a pathway to becoming a zero carbon city and is seeking to improve air quality. As part of this there is a need to reduce reliance on movement by private car."

It also states:

"Parking should be provided at a level significantly below the maximum car parking requirement set out in planning policy."

This proposal will almost double the number of car parking spaces available at Little Paradise Car Park. The justification for this appears to be that overall parking in the Bedminster Green area will actually be less because both of the existing car parks within the area covered by the Bedminster Green Framework will be redeveloped.

However, if, as is claimed elsewhere, the future of East Street is reliant on nearby car parking why are Bristol City Council supporting the closure of the existing car parks rather than their retention (with appropriate reduction in places) within the Bedminster Green Framework?

Of the currently existing car parks, two are accessible directly from Dalby Road (A38), a primary road route. In contrast, the third, Little Paradise Car Park, is accessed via a narrow residential street. To close the car parks with easier, less obtrusive access seems perverse.

With this proposal, Bristol City Council seem to be expecting the residents of Little Paradise to pay the cost of additional car journeys within their neighbourhood so that developers can maximise the yield from land that they have probably paid too much for.

We ask the committee to reject this application, rather than force the residents of Little Paradise to pay the price in poorer air quality and additional traffic caused by the failure of any real policy commitment to Bristol becoming a zero carbon city.

Instead we suggest that Bristol City Council work with local residents on how to repurpose the existing car park toward an usage more appropriate for a city committed to becoming zero carbon

Christine Townsend  
Tony Dyer  
Green Party councillor candidates for Southville ward  
Frayne Road, Ashton Gate, Bristol

## 27 Car Park Melanie Gleadall

I am a resident of Church Lane, my house is directly opposite the proposed development of the Little Paradise Car Park. Unfortunately I am unable to attend the committee meeting where this application will be discussed, so here is my statement on this application:

*Please imagine how you would feel having worked so hard to buy your own home, if you were to wake up one morning and open your bedroom curtains to be directly faced by people getting out of their cars who could see straight into your bedroom. There will be some trees in between you and them, but these will not shield you from their view (particularly not if the existing established trees are taken out and new trees put in). Your privacy is gone. Now please imagine that you are walking home, alone and in the dark, and on the street you previously felt safe walking along to your front door you now have limited visibility; you don't know if anyone is there as they could be hiding from view, and the anti-social behaviour on the street has likely increased with it so you know there is a bigger risk now. The safety you previously felt getting to your own front door is gone.*

*This is what building a multi-storey car park opposite my house will do, it will take away the privacy I have in my own home and I will question my safety getting to my front door as the nights draw in. Please ask yourselves how you would feel in this position and how a multi-storey car park outside your front door would make you feel. Would you feel comfortable that people could see directly into your bedroom? Would you feel safe walking home alone?*

Regards,

Melanie Gleadall

## 28 Car Park Mike Howshall

20/02647/FB - Multi-storey carpark at Little Paradise - full objection.

- The proposal will drastically diminish the living experience of vulnerable residents at the St Catherine's Court assisted living facility and residents in the terrace due to elevated (in amount and vertical elevation) noise and pollution levels within metres of their homes.
- Although I appreciate that the council is trying to lower overall parking spaces in the area by consolidating a few local car parks, the location chosen for this expanded single car park is in the worst possible location for residents. Yes, it will mean that shoppers are marginally closer to the (useful but tired) high street than if the car park were to be on the Malago Road, but the cost to locals is high (noise and light pollution, anti-social behaviour, reduced access etc). Why not convert the Hereford St car park? Why not improve what we already have and landscape the surrounding area to increase community pride/attractiveness?
- The car park is rarely full as it currently stands - why expand it?
- Residents have unfortunately been an afterthought in this process - there was no "what would you like to see in your community" conversation. We were told that residents were given ample opportunity to participate but that is just not true. The council had a task to sell us their vision and instead we were told what we were getting and that is a surefire way to stir resentment.

## 29 Car Park James Young

Please see below the statement that I will read in respect of the below application at tomorrow's meeting

[20/02647](#)/FB Multi- storey carpark at Little Paradise

### STATEMENT

The proposal to build a car park in this space is simply unnecessary, there are other Multi storey car parks nearby lying idle.

The building will be an eyesore for local residents, particularly those confronted with it outside their houses. This is coupled with the loss of light and privacy many of them will suffer. The air quality will decrease, caused by a large number of cars in such a small space.

Shops are shutting on east street, however a car park already exists in this location. All the current development does is to provide a few more spaces at the expense of an impact that far outweighs the benefits. The regeneration of east street will be hindered, not assisted, by this development.

Please refuse this application

STATEMENT ENDS

Thanks and best wishes

James Young

### 30 Car Park Paul Cox

Little Paradise car park statement to the planning committee Ref:20/02647/FB  
I strongly oppose the proposal for this multi storey car park which is entirely inappropriate for this location on numerous counts. Primarily, a serious lack of consideration of the effects on the residents of St Catherine's Court. Social Services have a duty of care for these elderly vulnerable people and should have been consulted and have made comments:

- ♣ Increased air pollution which is a danger to anyone with respiratory problems
- ♣ Increased noise pollution from activity well into the late evening in an otherwise quiet residential area
- ♣ Magnet for anti social behaviour including drug and alcohol abuse
- ♣ Access issues for emergency services which may affect St Catherine's Court residents
- ♣ A 3 storey wall backing on to their building which further reduces the available light and encroaches on their privacy. The reduction to light levels is also significantly affected by the neighbouring Stafford Street development and can have a deleterious effect on residents' mental health and wellbeing
- ♣ The removal of trees represents a deterioration in the local environment
- ♣ Increased traffic and congestion further contributes to the impact on all local residents including the houses in Church Lane who will equally be overshadowed and have a less safe and secure environment for them and their children.

While I would support improvements to East Street as a shopping and conservation area this proposal does not meet Bristol's Green City credentials. Public transport has been improved, particularly thanks to the Metrobus. A car park of such a size and design is not needed and is not appropriate to this area. This development will not be durable and will not age well. The example of the abandoned Wilko car park on the other side of East St is clear testament to the lack of sustainability of such an option.

I am not able to attend the meeting but would like me comments to be taken into account

Yours faithfully

Paul Cox

The Little Paradise car park is rarely full, if ever. And, in any case, there is an old disused multi-storey car park on the other side of East Street right by Wilkos, which surely could be revamped?

Why choose instead to ruin people's homes on Church Lane and Little Paradise through air pollution and destruction of daylight and sunlight? Including the sheltered accommodation on Little Paradise that inhabited by the older more vulnerable people who need a good home life environment even more?

These elderly people were not even properly consulted on this; they were not helped to make comments and they were not helped by BCC to speak at this meeting. Volunteers have had to make sure they were helped to have their say, and I hope they have succeeded. Worse is that high-up members of the council actually lied to the residents of the Church Lane houses and said the elderly people in the sheltered accommodation were happy with the plan, when they were not. What kind of terrible council is this when lies are used against the vulnerable? IS it not the duty of Bristol City Council to look after its elderly and ensure that people with disabilities can still have a say in planning, particularly when it pertains to their own homes?

Could I suggest that, if the disused multi-storey car park by Wilkos was revamped, instead of building this one from scratch, then we would not need a car park in Little Paradise at all....it could become something completely different; a place to be, an anchor and an asset for East Street .....imagine this....a market square, something like a Spanish Piazza perhaps, with cafes, bars and restaurants with tables outside - brilliant in these times of COVID when businesses need outdoor space to help them survive – perhaps a market stall area, a covered area for when it rains, perhaps some table tennis tables, or outdoor chess tables, or room for outdoor exercise classes or yoga, perhaps a children's play area, some trees around the outside; maybe even reinstate the orchard trees that apparently used to grow there; and maybe with a central sculpture, or even a green living sculpture. Or if you want to go more for a pocket park it could be a green grassy space with trees. There are two wide pedestrianised access points to East Street, both of which lead to East Street in seconds. The cafes & shops on East Street currently backing onto the Little Paradise square could use their back access as public access, and if Dandara changed their scheme to provide café/bar/restaurant space for the entrances on that one side of the square, it would be amazing. A place for some outdoor live music and outdoor performances. Perhaps a bike workshop could be situated there and some sculptural bike racks.

Would that not be more of an asset to East Street? An anchor to bring people in? An asset in this time of COVID and a way of businesses carrying on by using outdoor space through this time of uncertainty?

At Christmas you could wrap up warm and have Winter markets and hot chestnuts and mulled cider, and the lantern parade ending there.

It could totally turn round East Street. It would be a place away from the stinky buses which currently belch their way along East Street every couple of minutes (certainly stops me from wanting to sit outside on East Street).

Better than a multi storey car park? Perhaps just a little piece of paradise for East Street? About time we got our paradise back?

## **32 Car Park Becca Massey-Chase**

### **Little Paradise carpark**

Please reject this proposal.

There's a shared view across residents and the business community that we want to see more done to support East Street, and help the people who live and work there.

However, this proposal is not going to do that. There's economic value in making highstreets attractive, inclusive spaces where people want to spend time. A multi-storey carpark does not create that.

We know that businesses overestimate car use.

Over a month, people who walk to the high street spend up to 40% more than people who drive to the high street.

Cycle parking delivers five times the retail spend per square metre than the same area of car parking. If we want to see East Street thrive, we would be much better off making improvements to the public realm.

Meanwhile, we should be discouraging car use, not building multi-story carparks. We should be improving air quality in the area, not worsening it.

We should also be more conscious than ever of how planning decisions affect people who are already vulnerable. This proposal harms local residents. For all these reasons, it should be refused.

### **33 Car Park Esme Clutterbuck**

#### Objection

More car parking will not save or substantially improve business for East Street. The car park is very rarely full as it is.

The two storey homes and sheltered housing accommodation nearby will have to look out directly onto a multi-storey car park. Who wants to do that? If any of you lived there is that what you would want? What people need is a pleasurable shopping experience to get them back to East Street. One with fresh air, greenery, good bus, cycling and walking links.

The development goes against the Council's own published policy and against the One City Ecological Emergency Strategy to which it has signed up.

I fear the Council is looking backwards – back to high rise living, back to the car as king. That it is paying lip service only to a green agenda. I see nothing in this and it's other Bedminster Green developments to show that it intends real change and I find this deeply deeply depressing.

Esmé Clutterbuck

## **34 Car Park Nick Townsend**

Planning Control Committee A – Wednesday 30<sup>th</sup> September 2020 at 2.00pm

STATEMENT to committee members

There has not been, as far as I am aware, a new multi-storey car park has not been built in Bristol for a long time. Given the climate crisis, it seems to be a completely outmoded idea as we should be discouraging the use of the car and encouraging cycling, walking and public transport. Those that support this proposal suggest that it will somehow reverse the fortunes of East Street. However, the present car park is entirely adequate for the number of shoppers using East Street. The decline of high streets in the UK is largely due to online shopping. We know that the real reason for this application is to close the Hereford Street car park so that Dandara can build another tower block there. Put simply, no adequate case has been made for the construction of this car park.

Constructing a multi-storey car park here will impact severely on the quality of life for residents of Church Lane and St Catherine's Court as it will increase traffic, noise and pollution 24 hours a day. I am particularly concerned about the 28 elderly residents of St Catherine's Court, who will suffer a double whammy of decreased natural light from both the car park and the proposed tower block. The car park will be situated just 6 metres from the St Catherine's Court. The planning officer's report insensitively states that this will 'only' affect the corridor and is therefore acceptable. But this is the corridor that the residents will walk along several times a day for the rest of their lives. Furthermore, the planning officer's report on Dandara states that 7 out of the 40 rooms assessed in St Catherine's house will not meet BRE guidelines and will have a 'noticeable impact'. However, this is also regarded as 'acceptable', as a 'flexible' approach should be adopted for this problem. It should be noted that this section of the report is unusually vague. What the report fails to point out are the well documented links between poor lighting, general wellbeing, and depression.

The residents of St Catherine's will also be subject to other issues which will affect their quality of life. For example, they will experience the hell of this totally unnecessary car park being built just 6 metres away. They will then have to contend with increased traffic and noise 24 hours a day. The planning officer's report states that pollution, including nitrogen dioxide levels, will increase, but this is regarded as acceptable. Really? Acceptable for those people living in St Catherine's Court with emphysema? I also aware that many residents are concerned about anti-social activity that multi-storey car parks tend to attract.

The residents St Catherine's Court, having worked hard all their lives, were no doubt expecting to live peacefully in 'sheltered' accommodation, but they now face a worrying future. Were BCC Social Services informed of what was happening? Were they provided with help to participate in this meeting?

I think that councillors need to ask themselves the following question: if a member of your family were a resident of St Catherine's Court, would you approve this application?

Car Park Cllr Beech

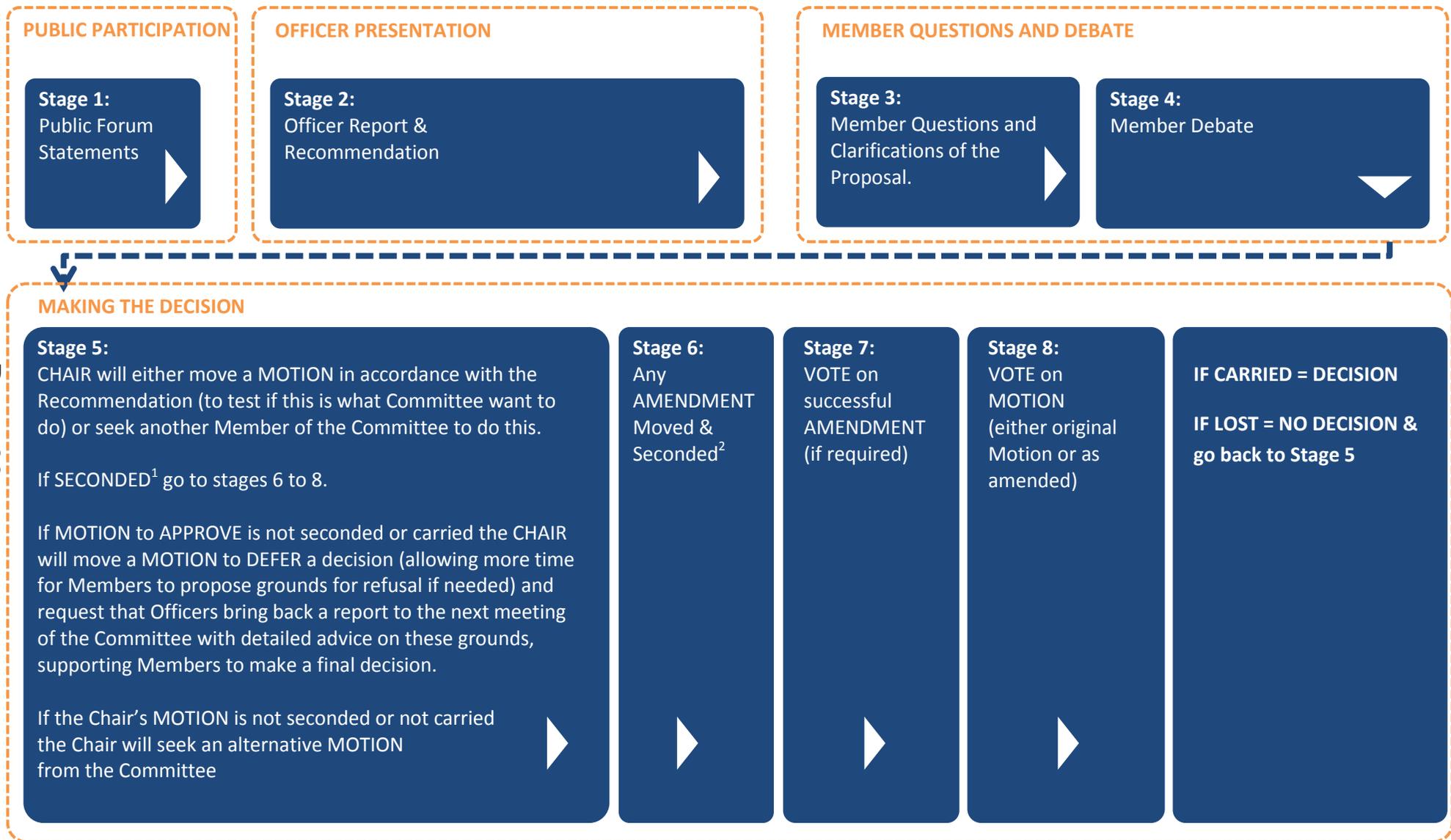
Please see below my statement regarding the application 20/02647/FB.

I am writing in support of the application to rebuild the existing car park in Little Paradise and re purposing of land to be used for desperately needed affordable homes. As part of the wider regeneration at Bedminster Green I support the principle of consolidating the parking provision to support the future of East Street while also reducing the overall amount of parking in the area. Importantly I support the retention of blue badge parking spaces and the inclusion of electric vehicle parking spaces. Across the wider Bedminster Green area we will see a reduction in parking spaces as we reduce car dependency in a location which is highly accessible for public transport and other means of active travel. Therefore the location of the available parking should be as well connected to the main amenity (East Street) as possible. The car park itself has been sympathetically designed and will result in an improvement in the public realm and public safety on the surrounding streets. I am also supportive of the removal of on street parking along Little Paradise which currently is damaging to the public realm. The retention of the trees along Church Lane, the widening of the public footpath alongside St Catherine's Court are also very welcome.

Nicola

Cllr Nicola Beech  
St George Central ward  
Cabinet member for Spatial Planning and City Design

# Development Control Committee Debate and Decision Process



Page 83

<sup>1</sup> A Motion must be Seconded in order to be formally accepted. If a Motion is not Seconded, the debate continues

<sup>2</sup> An Amendment can occur on any formally approved Motion (ie. one that has been Seconded) prior to Voting. An Amendment must itself be Seconded to be valid and cannot have the effect of negating the original Motion. If Vote carried at Stage7, then this becomes the Motion which is voted on at Stage 8



**Amendment Sheet**  
**30 September 2020**

**Item 1: - Land At Little Paradise & Stafford Street Bristol BS3 4DE**

Page no.	Amendment/additional information
28	<p>RESPONSE TO PUBLICITY AND CONSULTATION</p> <p>Since publication of the Committee Report a total of 13 comments were received in response to the revised plans. 12 of these were in objection, with one comment in support.</p> <p>The following concerns were raised:</p> <ul style="list-style-type: none"> <li>- Concerns about the demand for this type of development and an objection to the housing mix</li> <li>- Objection to the amount of affordable housing.</li> <li>- Concerns about the impact upon the Conservation</li> <li>- Concerns about the height, scale and massing of the proposed development</li> <li>- Concerns about the quality of living environment, including wind effects</li> <li>- Concerns about the impact upon parking</li> <li>- Objection to the servicing arrangements for refuse</li> <li>- Concerns about impacts on local services and facilities</li> <li>- Concerns about the quality and amount of amenity space</li> <li>- Concerns about the impact upon the amenity of neighbouring occupiers</li> <li>- Concerns about air quality</li> <li>- Concerns about the sustainability proposals</li> <li>- Concerns about the impacts upon biodiversity</li> <li>- The application does not consider the effects of the Covid-19 pandemic</li> </ul> <p>Officer note: In reviewing these further points of objection, it is considered that the Committee Report already considers these points.</p>
32	<p>CITY DESIGN GROUP – Objection.</p> <p>Following the report being published, CDG provided further detailed comments for the resubmission of amended drawings provided in September.</p> <p>Although the revised application is much improved over the original submission, the present amendments do not address CDG objections.</p> <p>In overview, extensive improvements have been brought to the proposal during a lengthy pre-application and planning process. However, after careful consideration of the re-submitted information, the proposal still raises significant concerns with the approach to:</p> <ul style="list-style-type: none"> <li>o Over-development of the site</li> <li>o Departure from approved Bedminster Green Place Making Framework</li> <li>o Liveability issues</li> <li>o Affordable housing quality</li> </ul> <p>In conclusion the comments outline that extensive improvements have been brought to the proposal during a lengthy planning process. With a clearer form and layout (in a perimeter block structure) the new proposed development resubmission better responds to</p>

Page no.	Amendment/additional information
	<p>surrounding streets. The transition in scale particularly at the northern end and its relationship to properties within the conservation area is also improved. The re-introduction of Leicester Street, and design principles to ensure Stafford Street are prioritised for pedestrian and cycle movement are all welcomed. The introduction of ground floor entrances to the Little Paradise frontage, with the potential to provide activation and animation to this street, is also a key benefit.</p> <p>However, whilst Little Paradise site's sustainable location lends itself to a more intense form of development as part of a wider regeneration effort, there is a serious concern that the current proposals have 'maximised' rather than 'optimised' densities. It is the over-intense development of the site that brings a negative impact on related goals of successful placemaking, relating to context and liveability. The comments outline how CDG consider how the scheme departs from Local Plan policies and Urban Living SPD guidance, as well as the Bedminster Green Framework. Therefore, a recommendation for approval is not supported on design grounds.</p> <p>CDG detailed comments are available online.</p>
53	<p><b>PLANNING AGREEMENT</b></p> <p>The applicant proposes to enter into a s.106 Agreement to secure a further obligation. For the Built to Rent apartments to remain a private rental scheme for at least 15 years.</p>
54-64	<p><b>CONDITIONS</b></p> <p>A condition added to require a Phasing Plan:</p> <p><b>Phasing Plan</b></p> <p><i>With the exception of any demolition of existing buildings on the site, the development hereby permitted shall not be commenced until a phasing plan has been submitted to and agreed in writing by the Local Planning Authority. The phasing plan shall identify the phases of construction and occupation of development, including the relevant public realm / infrastructure elements shown on the approved drawings. The development shall be carried out in accordance with the provisions of the approved phasing plan and/or any subsequent amendments to it that have been agreed in writing by the Local Planning Authority.</i></p> <p><i>Reason: In the interests of the proper planning of the site.</i></p>
54-64	<p><b>CONDITIONS</b></p> <p>Minor amendments to the wording / timing of the following conditions, primarily to reflect the addition of the phasing condition as noted above and to refer to approved details for particular conditions.</p> <ul style="list-style-type: none"> <li>• Sustainable Drainage Systems</li> <li>• Land affected by contamination</li> <li>• Highways Works</li> <li>• Highways to be adopted (Leicester Street)</li> <li>• Structure Adjacent To/Within 6m of the Highway</li> <li>• Construction Management Plan</li> <li>• Implementation/installation of Refuse Storage and Recycling Facilities</li> <li>• Completion of Vehicular Access</li> <li>• Completion of Pedestrians/Cyclists Access</li> <li>• Completion of Vehicular Servicing facilities</li> <li>• Completion of Car/Vehicle Parking</li> <li>• Completion of Cycle Provision</li> </ul>

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	<ul style="list-style-type: none"> <li>• Electric Vehicle Charging Points</li> <li>• Implementation of a programme of archaeological works</li> <li>• Sustainability</li> </ul>
63-64	<p>CONDITIONS</p> <p>List of approved plans and drawings added.</p> <p><b>List of approved plans and drawings</b></p> <p>The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.</p> <p>L(--)_210 Elevation- Little Paradise received 19 August 2020</p> <p>L(--)_211 Elevation - Stafford Street received 19 August 2020</p> <p>L(--)_212 Elevation - Malago Road received 19 August 2020</p> <p>L(--)_213 Elevation - Leicester Street received 19 August 2020</p> <p>L(--)_214 Internal Elevations - Leicester Street Quad received 19 August 2020</p> <p>L(--)_215 Internal Elevations - Malago Road Quad received 19 August 2020</p> <p>L(--)_216_ Internal Elevations - Long West received 19 August 2020</p> <p>L(--)_217 Internal Elevations - Long East received 19 August 2020</p> <p>L(--)_217 Internal Elevations - Long East received 19 August 2020</p> <p>L(--)_000 Ground Floor Plan received 19 August 2020</p> <p>L(--)_0R1 Roof Plan received 19 August 2020</p> <p>L(--)_001 Level 01-02 Floor Plan received 19 August 2020</p> <p>L(--)_003 Level 03 Floor Plan received 19 August 2020</p> <p>L(--)_004 Level 04 Floor Plan received 19 August 2020</p> <p>L(--)_005 Level 05 Floor Plan received 19 August 2020</p> <p>L(--)_006 Level 06-07 Floor Plan received 19 August 2020</p> <p>L(--)_008 Level 08 Floor Plan received 19 August 2020</p> <p>L(--)_009 Level 09-11 Floor Plan received 19 August 2020</p> <p>L(--)_012 Level 12 Floor Plan received 19 August 2020</p> <p>L(--)_013 Level 13 Floor Plan received 19 August 2020</p> <p>L(--)_014 Level 14 Floor Plan received 19 August 2020</p> <p>L(--)_015 Level 15 Floor Plan received 19 August 2020</p> <p>L(--)_225 Facade Study - Malago Road Street received 19 August 2020</p> <p>L(--)_226 Facade Study - Malago Road Crown received 19 August 2020</p> <p>L(--)_B01 Basement Floor Plan received 19 August 2020</p> <p>L(--)_RS1 Refuse Strategy Diagram received 19 August 2020</p> <p>DE297_PL_500 Landscape Masterplan received 19 May 2020</p> <p>Revised Drainage Strategy Rev6 received 19 August 2020</p> <p>Air Quality Assessment Rev 3 received 20 Aug 2020</p>

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	<p>Design Note Addendum received 19 Aug 2020</p> <p>Design and Access Addendum received 19 Aug 2020</p> <p>Heritage Statement Addendum received 19 May 2020</p> <p>Daylight and Sunlight Report received 19 May 2020</p> <p>Internal Day Light Report received 19 May 2020</p> <p>Flood Risk Statement received 19 May 2020</p> <p>Energy Statement received 19 May 2020</p> <p>Phase II Site Appraisal Report received 19 May 2020</p> <p>Transport Assessment Addendum received 19 May 2020</p> <p>Travel Plan received 19 May 2020.</p> <p>Reason: For the avoidance of doubt.</p>
64 - 66	<p>ADVICE(S)</p> <p>An advice to be added.</p> <p><b><i>Restriction of parking permits – future controlled parking zone/residents parking scheme</i></b></p> <p><i>You are advised that the Local Planning Authority has recommended to the Highways Authority that on the creation of any Controlled Parking Zone/Residents Parking Scheme area which includes the development, that the development shall be treated as car free / low-car and the occupiers are ineligible for resident parking permits as well as visitors parking permits if in a Residents Parking Scheme.</i></p>

## Item 2: - Little Paradise Public Car Park Little Paradise Bristol BS3 4DY

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85	<p>RESPONSE TO PUBLICITY AND CONSULTATION</p> <p>Since publication of the Committee Report a total of 15 comments were received in response to the revised plans. 13 of these were in objection, with two comments in support.</p> <p>The following concerns were raised:</p> <ul style="list-style-type: none"> <li>- Concerns that the amended scheme does not address previous objections</li> <li>- Objection to the loss of trees onsite</li> <li>- Concerns about existing and proposed amounts of noise and air pollution</li> <li>- Concerns about increases in anti-social behaviour</li> <li>- Concerns about the effects of construction on residential amenity</li> <li>- Concerns about the lack of community consultation</li> <li>- Objection to the design and appearance of the proposed development</li> <li>- Concerns about overshadowing / loss of daylight</li> </ul>

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	<ul style="list-style-type: none"> <li>- Objection to the height of the proposed development</li> <li>- The application does not consider the effects of the Covid-19 pandemic</li> </ul> <p>Officer note: In reviewing these further points of objection, it is considered that the Committee Report already considers these points.</p>
88-89	<p>CITY DESIGN GROUP</p> <p>The additional drawings submitted have addressed concerns expressed in CDG comments. On this basis CDG regard the design issues resolved.</p>
90-91	<p>LANDSCAPE OFFICER</p> <p>The comments have taken on board the landscape issues previously raised appear to be cross referenced with the Arboriculture Officer as suggested. On this basis landscape issues can be regarded as resolved.</p>
90	<p>TREE OFFICER</p> <p>In response to Tree Officer comments, the Applicant has provided site specific details for an Arboricultural Method Statement to ensure the retention of the trees adjacent to Church Lane due to the extent of excavation required to create the subterranean part of the car park.</p> <p>The details are proposed to be secured via condition, see below.</p>
102-109	<p>CONDITIONS</p> <p>Condition added to require: a phasing plan, a detailed Arboricultural Method Statement; a programme of archaeological works; and a watching brief.</p> <p><b>Phasing plan</b></p> <p><i>No development shall take place, including any demolition works, until a phasing plan has been submitted to and approved in writing by the local authority.</i></p> <p><i>The approved plan/statement shall be adhered to throughout demolition/construction period. The plan shall confirm:</i></p> <ul style="list-style-type: none"> <li>• <i>The Hereford Street Car park to remain open during the demolition/construction phase.</i></li> <li>• <i>The build programme.</i></li> <li>• <i>Demolition and construction start dates.</i></li> </ul> <p><i>Reason: In the interest of the provision of adequate car parking in the locality</i></p> <p><b>Arboricultural Method Statement</b></p> <p><i>Prior to the commencement of any works onsite, including demolition, an Arboricultural Method Statement shall be submitted and approved by the Local Planning Authority. The Arboricultural Method shall be produced in accordance with the submitted Arboricultural Assessment (FPCR, September 2020).</i></p> <p><i>Reason: To protect the retained trees from damage during construction, including all ground works and works that may be required by other conditions, and in recognition of the contribution which the retained tree(s) give(s) and will continue to give to the amenity of the area.</i></p> <p><b>Programme of archaeological works</b></p> <p><i>No development shall take place until the applicant/developer has secured the implementation of a programme of archaeological work, in accordance with a Written</i></p>

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	<p><i>Scheme of Investigation which has been submitted by the developer and approved in writing by the Local Planning Authority.</i></p> <p><i>The scheme of investigation shall include an assessment of significance and research questions; and:</i></p> <ol style="list-style-type: none"> <li><i>1. The programme and methodology of site investigation and recording</i></li> <li><i>2. The programme for post investigation assessment</i></li> <li><i>3. Provision to be made for analysis of the site investigation and recording</i></li> <li><i>4. Provision to be made for publication and dissemination of the analysis and records of the site investigation</i></li> <li><i>5. Provision to be made for archive deposition of the analysis and records of the site investigation</i></li> <li><i>6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.</i></li> </ol> <p><i>Reason: To ensure that archaeological remains and features are recorded prior to their destruction.</i></p> <p><b>To secure the conduct of a watching brief during development groundworks</b></p> <p><i>The applicant/developer shall ensure that all groundworks, including geotechnical works, are monitored and recorded by an archaeologist or an archaeological organisation to be approved by the council and in accordance with the Written Scheme of Investigation approved under the condition above.</i></p> <p><i>Reason: To record remains of archaeological interest before destruction.</i></p>
102-109	<p><b>CONDITIONS</b></p> <p>Minor amendments to the wording / timing of the following conditions:</p> <ul style="list-style-type: none"> <li>• Highways Works (General Arrangement Plan)</li> <li>• Electric Vehicle Charging Points (to state the exact number of 16 car parking spaces with electric vehicle charging points)</li> <li>• Protection of Parking (to remove reference to servicing provision)</li> </ul> <p>Conditions to be deleted regarding:</p> <ul style="list-style-type: none"> <li>• Implementation/Installation of Refuse Storage and Recycling Facilities</li> <li>• Completion and Maintenance of Vehicular Servicing facilities</li> <li>• Car Club (this is covered by s.106 Agreement)</li> </ul>