

# Development Control B Committee Agenda



**Date:** Wednesday, 24 November 2021

**Time:** 2.00 pm

**Venue:** The Council Chamber - City Hall, College Green, Bristol, BS1 5TR

## Distribution:

**Councillors:** Ani Stafford-Townsend (Chair), Chris Windows (Vice-Chair), Lesley Alexander, Fabian Breckels, Andrew Brown, Amirah Cole, Tony Dyer, Katja Hornchen and Guy Poultney

**Copies to:** Zoe Willcox (Director: Development of Place), Laurence Fallon, Matthew Cockburn, Norman Cornthwaite, Allison Taylor (Democratic Services Officer), Jeremy Livitt, Claudette Campbell (Democratic Services Officer), Rachael Dando, David Fowler (Members' Office Manager (Conservative)), Stephen Fulham, Paul Shanks and Stephen Peacock (Executive Director for Growth and Regeneration)

**Issued by:** Jeremy Livitt, Democratic Services  
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**Date:** Tuesday, 16 November 2021

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# Agenda

## 7. Public forum

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. Please note that the following deadlines will apply in relation to this meeting:

**(Pages 3 - 74)**

### **Questions:**

Written questions must be received three clear working days prior to the meeting. For this meeting, this means that your question(s) must be received at the latest by 5pm on Thursday 18 November.

### **Petitions and statements:**

Petitions and statements must be received by noon on the working day prior to the meeting. For this meeting, this means that your submission must be received at the latest by 12.00 noon on Tuesday 23 November.

The statement should be addressed to the Service Director, Legal Services, c/o The Democratic Services Team, City Hall, 3<sup>rd</sup> Floor Deanery Wing, College Green,  
P O Box 3176, Bristol, BS3 9FS or email - [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk)

Members of the public who wish to present their public forum statement, question or petition at the meeting must register their interest by giving at least two clear working days' notice prior to the meeting by **2pm on (Friday 19 November)**

**PLEASE NOTE THAT IN ACCORDANCE WITH THE NEW STANDING ORDERS AGREED BY BRISTOL CITY COUNCIL, YOU MUST SUBMIT EITHER A STATEMENT, PETITION OR QUESTION TO ACCOMPANY YOUR REGISTER TO SPEAK.**

In accordance with previous practice adopted for people wishing to speak at Development Control Committees, please note that you may only be allowed 1 minute subject to the number of requests received for the meeting.



## Amendment Sheet 24 November 2021

### Item 1: - The Windmill 14 Windmill Hill & 3 Eldon Terrace Bristol BS3 4LU

Page no.	Amendment/additional information
3	<p>Since publication of the Public Report Pack (Monday 15th November), a total of 3 further comments have been submitted in relation to this application. All further submissions raised objections to the development. This brings the total number of objections received to 169 at time of publication of this amendment sheet</p> <p>Grounds of objection submitted in the additional comments raise similar concerns and themes to those summarised and present within the original report.</p>

### Item 2: - Romney House Romney Avenue Bristol BS7 9TB

Page no.	Amendment/additional information
	<p>Please see 3 attachments. These include:</p> <p>1-The revised section of the design and access statement and revised tenancy schedule confirming number of M4(2) units</p> <p>2-Revised 4B6P house type sheet</p> <p>3-Enabling officers comments on reviewing number of M4 (2) units.</p>

## 4.2 Schedule of Accommodation

	1B2P			2B3P			2B4P					3B5P			4B6P	Total	Mix (%)
	WCH Flat M4(3)	Flat M4(2)	Flat	WCH Flat M4(3)	Flat M4(2)	Flat	Flat M4(2)	Flat	FOG	WCH House M4(3)	House M4(2)	Flat	House M4(2)	Town House M4(2)	House M4(2)		
Number of Stroreys	1	1	1	1	1	1	1	1	1	2	2	1	2	3	2		
NDSS Min Area (m <sup>2</sup> )	50	50	50	61	61	61	70	70	70	79	79	86	93	99	106		
Bed Spaces	2	2	2	3	3	3	4	4	4	4	4	5	5	5	6		
Habitable Rooms	2	2	2	3	3	3	3	3	3	3	3	4	4	4	5		
Unit Type / Name	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	2F01A	2H06	2H04A/B	N/A	3H02	3H06	4H02		
Unit Area GIA (m <sup>2</sup> )	70.4-70.8	50.3-57.6	50.3-57.7	79.6	62.1-63.7	62.1-63.8	70.2-73.6	70.2-73.7	70.2	93.6	79.2	87.2	93.6	99.8	109.2		

### Bristol City Council

Sale - Open Market		5	10		1	5	8	21	2		24	1	13	21	6	117	44.7
s106 Affordable - Shared Ownership		1	5				1	3	1		2	1	2	3		19	7.3
s106 Affordable - Social Rent		2	3	11	1		4	8	3	2	9		4	8	4	59	22.5
Additional Affordable - Shared Ownership		1	6	9			4	10	4		10		9	14		67	25.6
Bristol City Council Total		3	15	35	1	1	5	17	42	10	2	45	2	28	46	10	262

### South Gloucestershire Council

Sale - Open Market										1		3				4	66.7
s106 Affordable - Shared Ownership																0	0.0
s106 Affordable - Social Rent															2		33.3
Additional Affordable - Shared Ownership															0		0.0
South Gloucestershire Total		0	0	0	0	0	0	0	0	0	1	0	5	0	0	6	

### Combined Site Total

Sale - Open Market	0	5	10	0	1	5	8	21	2	0	25	1	16	21	6	121	45.1
s106 Affordable - Shared Ownership	0	1	5	0	0	0	1	3	1	0	2	1	2	3	0	19	7.1
s106 Affordable - Social Rent	2	3	11	1	0	0	4	8	3	2	9	0	6	8	4	61	22.8
Additional Affordable - Shared Ownership	1	6	9	0	0	0	4	10	4	0	10	0	9	14	0	67	25.0
Combined Site Total	3	15	35	1	1	5	17	42	10	2	46	2	33	46	10	268	

### Apartment Breakdown

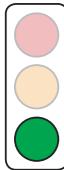
Block	Core	Tenure	1B2P WCH	1B2P	2B3P WCH	2B3P	2B4P	3B5P	Total	
A	1	Block A1		0	7	0	0	11	0	18
	2	Block A2		0	9	1	0	7	0	17
B	1	Block B1		0	5	0	0	3	0	8
	2	Block B2		0	2	0	4	7	1	14
C		Block C		0	9	0	0	8	0	17
D		Block D		0	6	0	2	11	0	19
E	1	Block E1	2	5	0	0	5	0	12	
	2	Block E2	1	6	0	0	6	0	13	
	2	Block E2	0	1	0	0	1	1	3	
			3	50	1	6	59	2	121	



## 2.0 Residential Development

### Individual homes

Whilst living in a vibrant, higher density, neighbourhood can be exciting, convenient and sustainable, it is important that the home can provide somewhere to escape the noise and activity of daily life.



#### Question 2.6

Are internal layouts ergonomic and adaptable?



#### Question 2.7

Does the scheme safeguard privacy and minimise noise transfer between homes?

All proposed dwellings meet or exceed the requirements of the Nationally Described Space Standards (NDSS). Ensuring that homes are accessible for those with limited mobility and adaptable for residents whose needs change over time all houses, ground floor and some first floor apartments have also been designed to meet the requirements of Part M4(2). The remaining apartments and flats-over-garages meet all Part M4(2) requirements apart from step-free access.

In addition to this, 2% of all homes have also been designed to Part M4(3), providing a total of 6 wheelchair user dwellings, in a mixture of apartments and houses.

Open plan housetype layouts provide flexibility for residents, both in terms of furniture layouts and use patterns. Due to the lack of internal load-bearing partitions, the potential for future modification is also maximised.

Space has been allocated within all dwellings for home working. This benefit of this facility has become very clear over the past year.

Due to the traditional form of the housetypes and associated gardens, residents would be able to extend their properties in line with local planning regulations.

Apartments have been designed with a generous 3.15m floor-to-floor dimension. This should be sufficient to achieve a 2.6m internal ceiling height throughout the flat with a minimum ceiling height of 2.5m in heavily serviced corridor spaces. Houses have a 3.0m floor-to-floor which allows for a 2.6m internal ceiling height. These dimensions will ensure all homes feel spacious, light and comfortable.

Apartments are designed to locate habitable rooms remote from communal circulation areas. Communal noise generation should be kept to a minimum as no lifts are proposed.

Traditional brick and block construction will help to ensure good levels of sound insulation and concrete stairs will reduce the reverberation caused by foot traffic within the communal staircases.

The mirrored handing of apartments and houses results in like-for-like room placements across party walls. This ensures living rooms are adjacent to living rooms and bedrooms are adjacent to bedrooms.

All dwellings include habitable rooms at the front of the property providing natural overlooking to the street and increasing the sense of activity in these areas. Where possible, bedrooms have been located to the rear of properties. No bathrooms have been located at the front of properties.

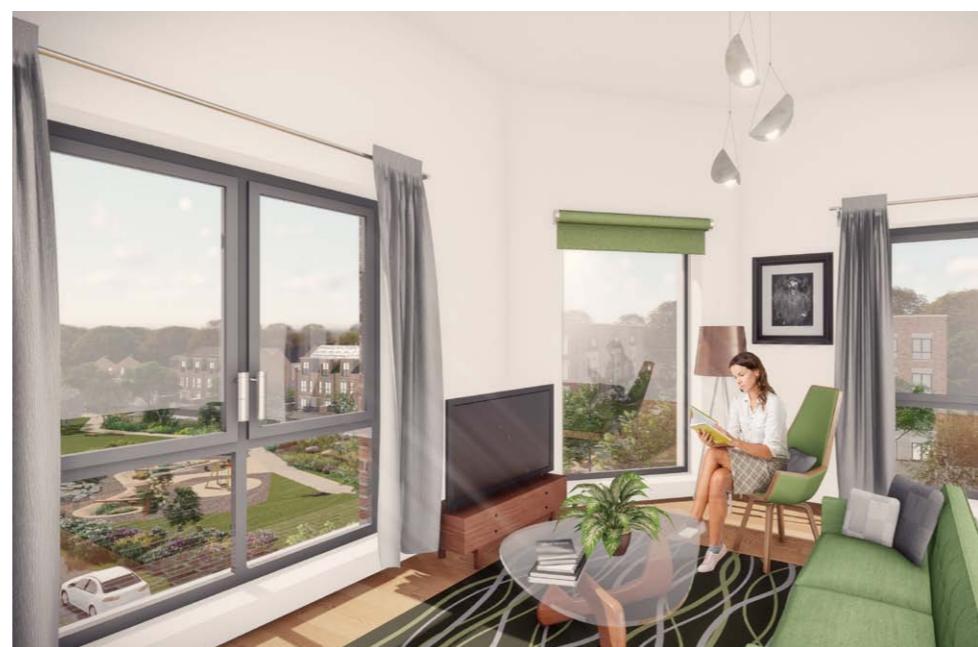
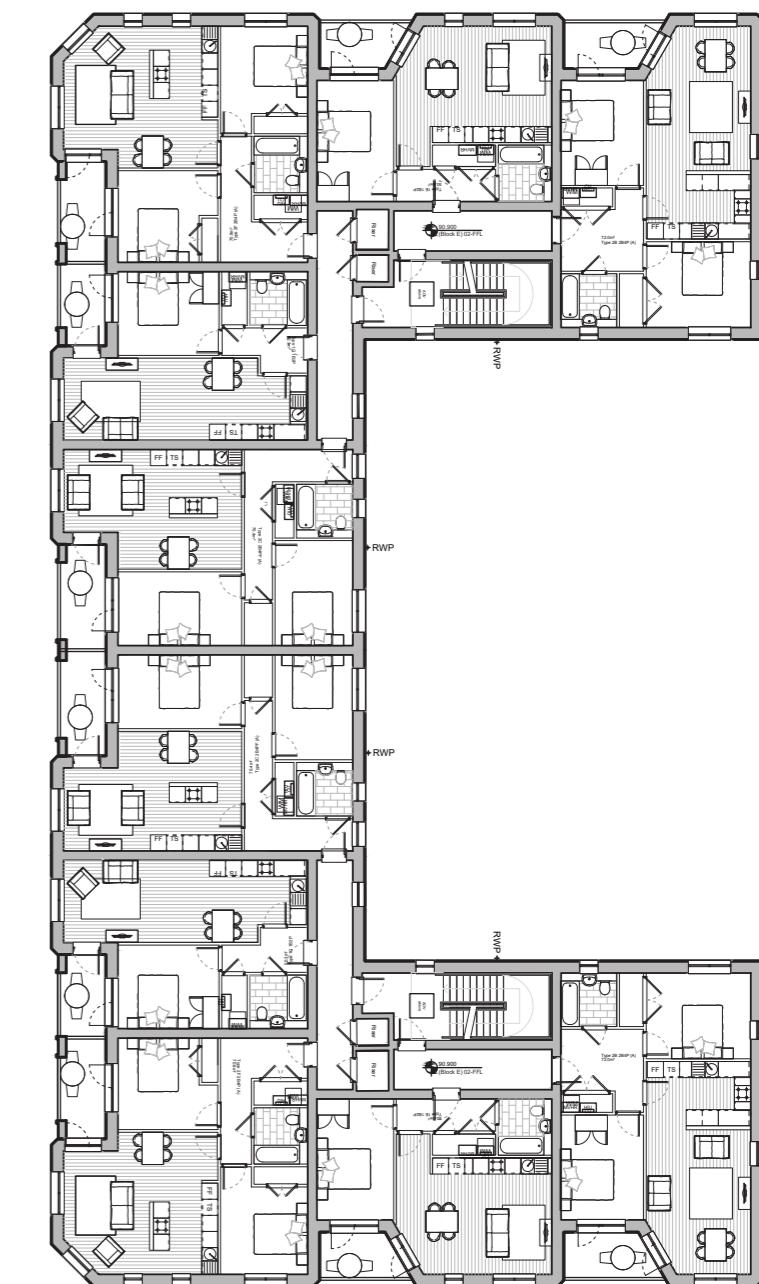
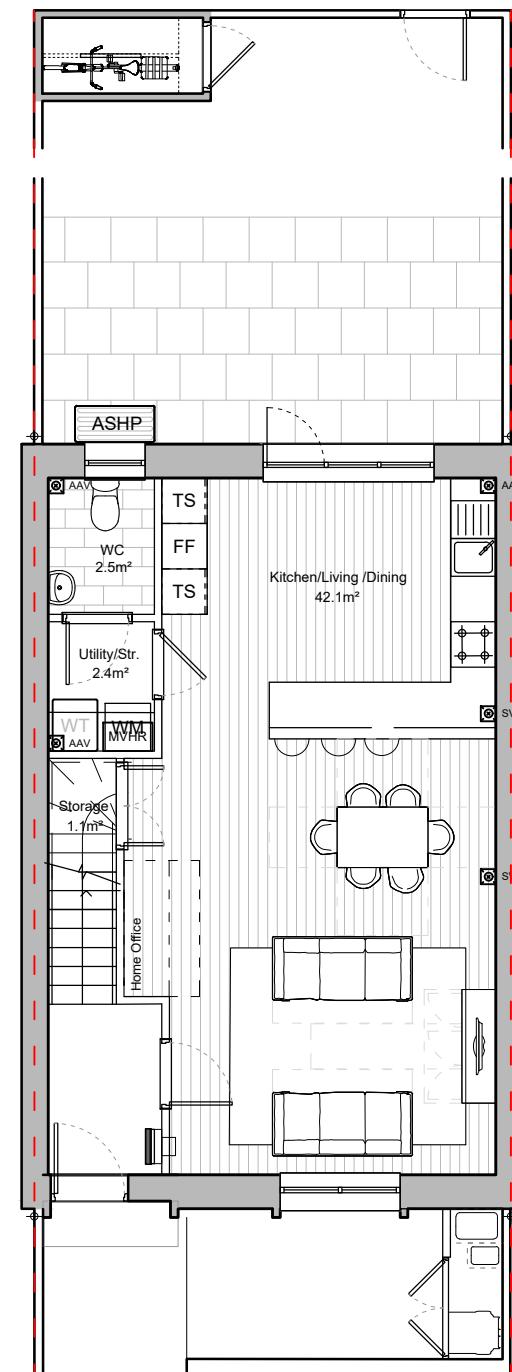


Image showing high-quality living space

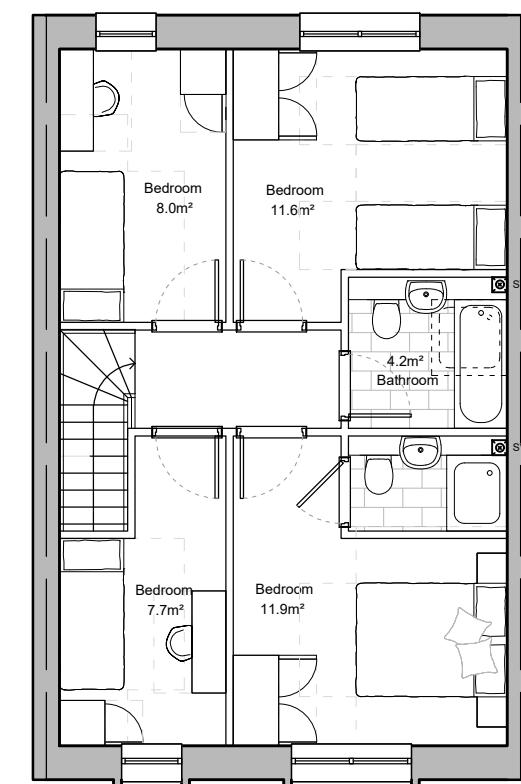


Plan showing unit handing and location of habitable spaces



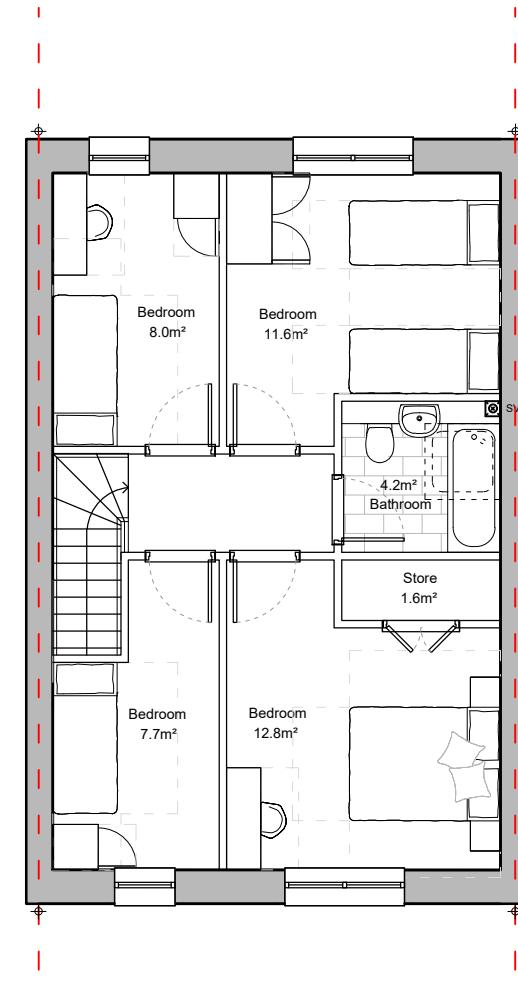
Ground Floor Plan Type 1 and 2  
1:100

4B6PH - Level 00  
54.6m<sup>2</sup>



First Floor Plan Type 1 (private tenure)  
1:100

4B6PH - 01  
54.6m<sup>2</sup>



First Floor Plan Type 2 (affordable tenure)  
1:100

4 Bed 6 Person House - 2 Storey		
AREA		
Gross Floor Area:	109.2 m <sup>2</sup>	
NDSS Target Gross Floor Area:	106.0 m <sup>2</sup>	
Combined K/L/D Area:	42.1 m <sup>2</sup>	
STORAGE:		
Gross Storage Area:	3.5 m <sup>2</sup>	
NDSS Min. Storage Area:	3.0 m <sup>2</sup>	

Rev Date Drawn Description  
A 29/06/20 NHE Draft Planning Issue  
B 17/08/20 PPR Draft Planning Issue  
C 06/11/20 PPR Issue to Client  
D 11/11/20 NHE Revised - Issue to Planning  
E 23/11/20 NHE Revised - Issue for Planning  
F 12/01/21 NHE Revised Energy Strategy  
G 22.11.21 EVM Text on sheet updated

Notes:  
Do not scale from drawings unless by agreement with HTA. Use figured dimensions only. Check all dimensions on site prior to commencing the works. Drawing to be read in conjunction with other relevant consultant information.

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4B6PH - 2 Storey House  
drawing title Romney House, Reading

Client  
Project  
client/project

HTA-A\_DR\_0313  
drawing number

1 : 100  
Scale @ A3  
GTP-RHB  
project number  
NHE  
originated by

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FOR PLANNING  
status





**Planning consultation response on  
Affordable Housing Requirements for:**

Romney House, Romney Ave, BS7 9TB

**Planning Ref:** 20/05477/M

**Affordable Housing enabling comments re: Revised plot by plot tenure schedule**

**23 November 2021**

**Description**

Application for approval of Reserved Matters following consent granted under app.no. 18/00703/P - Outline application for demolition of existing buildings/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and other associated works (cross boundary application with South Gloucestershire Council).

**Applicant:** Goram Homes

**Comments on revised housing type schedule provided 22.11.21**

Housing Strategy and Enabling are satisfied that the scheme continues to go beyond a policy compliant affordable housing offer. However, we were led to believe that all units are designed to be at least level M4(2) adaptable and note that the applicant has now amended that to indicate that a significant proportion of the M4(2) units cannot fully comply with M4(2) as they have stepped access. This is disappointing as many applicants on our Housing Register do have mobility difficulties. Nevertheless, we welcome the fact that all of the 2, 3 and 4 bed homes for both social rent and shared ownership do comply with this standard, which provides the opportunity for further adaptations to be made to meet the needs of households that require an accessible home, although they may not be able to be adapted to full wheelchair standard given the dimensions.

The fully wheelchair accessible units now comprise 5 of the S106 Social rented units, as follows:

M4(3) Plot 92	2B3P House
M4(3) Plot 93	2B3P House
M4(3) Plot 149	2B3P Flat
M4(3) Plot 245	1B2P Flat
M4(3) Plot 246	1B2P Flat

The scheme therefore offers just less than 2% (1.9%) fully wheelchair accessible units, but does offer 64% adaptable units (M4(2)).

From an Enabling point of view the affordable housing offer in terms of the mix of unit sizes, the range of accessible units and the additional affordable units is considered to be acceptable.

On the question of the two no.3 bed social rented units that are required by S. Gloucester District Council the Enabling team continue to liaise with BCC HRA and the S. Gloucestershire Enabling team regarding the arrangements for the nominations to meet the District Council housing need in the scenario that the BCC HRA takes ownership of those units.

Bryony Stevens MRICs, CIHCM

Enabling Manager

23 November 2021

# Public Forum

## D C Committee B

### 2pm 23 November



#### 1. Members of the Development Control Committee B

Councillors: Ani Stafford-Townsend (Chair), Chris Windows, Fabian Breckels, Andrew Brown, Lesley Alexander, Amirah Cole, Tony Dyer, Guy Poultney, Zoe Goodman

#### 2. Officers:

Gary Collins - Development Management, Peter Westbury, Zoe Willcox, Matthew Cockburn, Luke Phillips, Stephen Rockey, Laurence Fallon, Jeremy Livitt

		<b>Statements/Petitions</b>	
<b>Statement Or Petition</b>	<b>Request To Speak Made Where Indicated S = Speaker</b>	<b>Name</b>	<b>Application</b>
A1	S	Hannah Klewin	20/02864/F – Windmill Hill Pub
A2		Mark Wright	
A3	S	Cynthia Goldstein	
A4	S	Liz Lewington	
A5	S	Georgina Griffiths	
A6		Andrew Lear	
A7		Hana Hybs	
A8		Cllr Lisa Stone	
A9	S	Chris Gibson (CAMRA)	
A10	S	Imogen Taylor	
A11	S	Roland Oliver	
A12	S	Cllr Tessa Fitzjohn	
A13	S	Hazel Collier	
A14	S	Steve Hawes	
A15	S	Nick James	
A16	S	Lisa McKeever	
A17	S	James Russell	
A18	S	Nick Townsend	
A21	S	Tom Phillips-Brynolf	
A22	S	Cllr Ed Plowden	
A23	S	Dayna Stevens	
A24	S	Sarah Holway	
A25	S	Mike Cranney	

A26		Annie McGann	
A27		Helen Adshead	
A28		Claire Barnard	
A29		Charlotte Beaumont	
A30		Dianne James	
A31		Jo Sergeant	
B1		David Smith	20/05477/M – Romney House
B2	S	Leyla Farzinkia	
B3	S	Steve Baker, Goram Homes	
B4	S	Katherine Hill	
B5		Gilbert	
B6		Cllr James Arrowsmith	
B7	S	Cllr Heather Mack	
B8		Cllr David Wilcox	

I have strong concerns about the ongoing planning process with regard to The Windmill Public House (20/02864/F) and the lack of scrutiny of ‘evidence’ provided by the applicant when it was last granted planning permission. Part of the Planning Officer’s recommendation to grant permission was based upon the alternative provision requirements of policies BCS2, BCS12, DM5 and DM6 having been met, but as you will see below this is far from being the case.

Grass Roots Planning Ltd’s Covering Letter (7 Oct 21) cites Policy DM6 as “*the primary policy which applies to the conversion of public houses*” and “*undoubtedly the policy which is the most relevant to the proposed development*”. DM6 states:

*Proposals involving the loss of established public houses will not be permitted unless it is demonstrated that:*

- i. *The public house is no longer economically viable; or*
- ii. *A diverse range of public house provision exists within the locality.*

#### **i. Economic Viability**

The Publican Marketing Report annual survey of almost 1,000 licensees across the UK found the average pub relies on food for 52% of its turnover. Based on this we can assume that if the management hadn’t made the decision to limit and then stop its popular and profitable food offering at The Windmill, the additional turnover in 18/19 would have been significant. Even if we estimate conservatively that food would have accounted for an additional 1/3 of turnover compared to other sales, that would still add around £100k to the turnover.

<https://www.telegraph.co.uk/foodanddrink/foodanddrinknews/7943076/Pubs-make-more-money-from-food-than-drink-for-first-time.html>

In addition, if income from the rental of the living accommodation that forms part of the premises (as confirmed in sales information) had also been included for completeness, then the balance sheet would have looked even healthier.

The loss of £13,736 in 18/19 does not prove that the pub was no longer economically viable (as required by DM6) only suggests that there were issues with the way the pub was being managed in this financial year. The apparent offer to purchase the business (rejected by the owner) from a national pub chain at asking price (£495k) based on these figures suggests that the business was viable (in addition to other offers of purchase and run as a pub by Nick James, which was also rejected by the owner).

#### **ii. Alternative Provision**

In discussing ‘Alternative Provision’, Grass Roots Planning Ltd defines ‘locality’ by referencing the Department of Transport’s Manual for Streets (2007) as “*within 10 minutes’ walking distance (up to 800m)*”.

Whilst they further selectively quote from MfS1 that “*this is not an upper limit*” as “*walking offers the greatest potential to replace short car trips, particularly those under 2km*”, they do not go on to quote from the updated document MfS2 (2010) which says that walkable

neighbourhoods are typically characterised according the advice found in the Institute of Highways and Transportation document ‘Guidelines for Provision for Journeys on Foot’ which outlines professional guidance on planning for and providing for pedestrians (see below).

They also fail to include the further advice of MfS1 (summarised in the updated guidance MfS2) that:

- The propensity to walk is influenced not only by distance, but also by quality of the walking experience.
- Good sightlines and visibility towards destinations and intermediate points are important for way-finding and personal security.
- Pedestrian routes need to be direct and match desire lines as closely as possible (i.e. not be circuitous), including across junctions, unless site-specific reasons preclude it.
- Pedestrians should generally be accommodated on multifunctional streets rather than on routes segregated from motor traffic where the absence of vehicular traffic can give rise to personal security issues at night.

The IHT document ‘Guidelines for Provision for Journeys on Foot’ confirms the suggested acceptable walking distances in town centres, for those without mobility impairment and presumably when safe to do so according to light conditions, as:

- Desirable 200m
- Acceptable 400m
- Preferred Maximum 800m

Appendix B of Grass Roots Planning Ltd’s Covering Letter shows distances plotted ‘as the crow flies’, which is unrepresentative of actual journey distances and times and should not therefore be relied upon as evidence for alternative provision in the locality of Windmill Hill. Instead the table below is a much more accurate summary of public houses which fit the definition of locality, laid out by Grass Roots Planning Ltd and presumably accepted as a definition by the Planning Officer and Committee when granting permission in November 2020.

From personal experience of working on East St, I would not recommend any lone female or other vulnerable adult walk on this street in the dark once the shops have closed, let alone walk into an unfamiliar pub alone. As of September 2021, Avon and Somerset Police have urgently recognised the security issues on East St and has made tackling the increasing level of anti-social behaviour in and around East Street a priority, stating:

*“This anti-social behaviour has a negative effect, not only to local pedestrians and residents but it also attracts other anti-social and illegal activities, which compounds the issues police have to deal with”.*

Therefore, the establishments on East Street that have been suggested by Grass Roots Planning Ltd as appropriate alternatives, have been discounted from a personal security perspective. I have though left in the Barley Mow as it is in the non-pedestrianised part of East St where it joins Bedminster Parade and therefore less secluded.

I have also only included pubs, as the protection of public houses under SADMP policy DM6 is the “*primary policy which applies to the conversion*” according to Grass Roots Planning Ltd, which stipulates the need to evidence of the range of pubs in the locality. Windmill Hill

Community Association and Social Club is a members' club which only opens occasionally and Fiddlers, which is a music venue.

When the establishments in Appendix B are plotted according to MfS guidelines i.e. not over simplistically 'as the crow flies', and putting personal security at the fore for protected groups (i.e. only using well lit, multifunctional streets, avoiding parks, alleyways, underpasses etc.), then the distances below should be used as evidence of pubs that are in the locality of Windmill Hill and the advice to Committee urgently re-assessed.

N.B. Google Maps uses an average walking speed of 5km/h to calculate walking times and does not take into account topography or mobility issues. Starting points are based on the residents on the furthest side of Windmill Hill from the destination.

Destination	Approx. Walking Distance (meters)	Approx. Walking Time	Route
1. Victoria Park	1187m	16 minutes	Cotswold Rd Paultow Rd Kensel Rd Holmesdale Rd Raymend Rd
2. The Rising Sun	483m	6 minutes	Cotswold Rd Quantock Rd Alfred Rd
3. Brunel	805m	11 minutes	Cotswold Rd Brendon Rd St John's Ln
4. The Black Cat	1127m	14 minutes	Somerset Ter Orwell St Fraser St Windmill Hill Hereford St Malago Rd Sheen Rd West St
5. The London Inn	1287m	16 minutes	Somerset Ter Orwell St Fraser St Windmill Hill Hereford St Malago Rd Sheen Rd Cannon St
6. The Robert Fitzharding	1287m	16 minutes	Somerset Ter Orwell St Fraser St Windmill Hill Hereford St Malago Rd Sheen Rd Cannon St
7. The Tap & Barrel	1448m	17 minutes	Somerset Ter Orwell St

			Fraser St Windmill Hill Hereford St Malago Rd Sheen Rd Cannon St Dean Ln
8. Steam Crane	1287m	16 minutes	Somerset Ter Orwell St Fraser St Windmill Hill Hereford St Malago Rd Sheen Rd Cannon St North St
9. The Barley Mow	1287m	17 minutes	Cotswold Rd Dunkerry Rd Alfred Rd Windill Hill Hereford St Dalby Ave Bedminster Parade
10. The Apple Tree	1287m	17 minutes	Cotswold Rd Dunkerry Rd Alfred Rd Windmill Hill Hereford St Dalby Ave Bedminster Parade Philip St
11. The Star & Dove	1931m	24 minutes	Cotswold Rd St John's Ln St Luke's Rd
12. Bristol Distilling (This is not actually a pub – only open Thu-Sun)	1287m	16 minutes	Somerset Ter Dunkerry Rd Cotswold Rd St John's Ln Malago Vale Trading Estate

As you can see, only 1 of the 12 pubs listed in Appendix B (The Rising Sun) falls within the convenient/preferred maximum walking distance of up to 800m or within 10 minutes and therefore outside the Grass Roots Planning Ltd's own definition of 'locality'.

DM6 specifies that the applicant **will need to provide evidence of a range of pubs in the locality** and the **applicant has not done so** (contrary to statements by the Planning Officer within the report to Committee of 11 Nov 20 and 21 Jul 21). For the Committee to accept Appendix B on face value (having seen the above evidence) would also be contrary to equalities legislation, as the change of use would have significant adverse impact upon protected group/s, having proved that there is only 1 public house easily accessible and within safe walking distance.

A separate document has been emailed to Democratic Services which shows the routes plotted and measured on Google Maps as evidence of more realistic distances and walking times.

As the applicant has been unable to prove the lack of economic viability and/or the diverse range of public house provision in the locality, the loss of an established public house should not be permitted under BCS12, BCS2 DM5 and DM6.

Thank you for your time and I look forward to hearing from you.

Regards

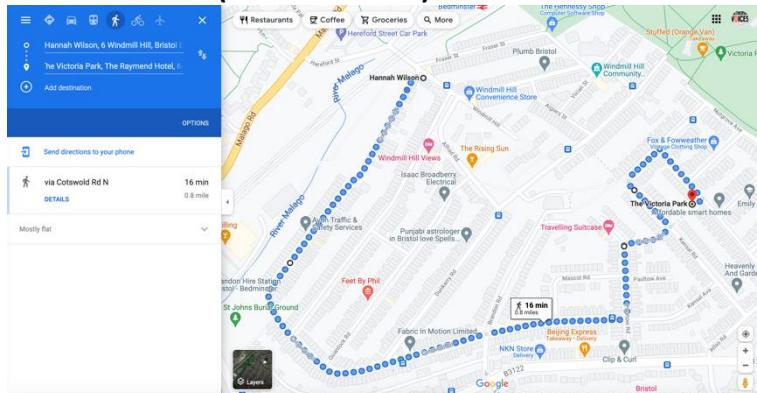


Hannah Klewin

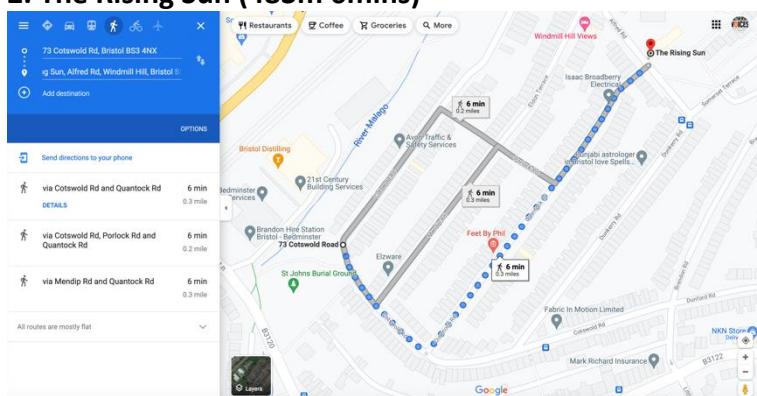
([REDACTED] Windmill Hill)

Google Maps uses average walking speed of 5km/h to calculate walking times and does not take into account topography or mobility issues. Starting points based on the residents on the furthest side of Windmill Hill from the destination and routes only use well lit, multifunctional streets (i.e. avoiding parks, alleyways, underpasses etc).

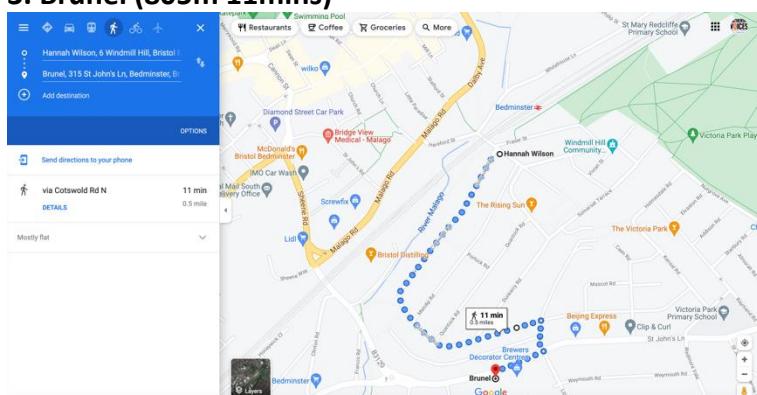
### 1. Victoria Park (1187m 16mins)



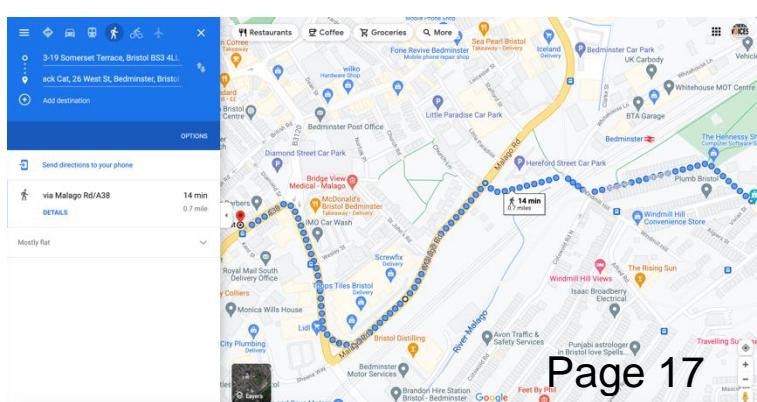
### 2. The Rising Sun (483m 6mins)



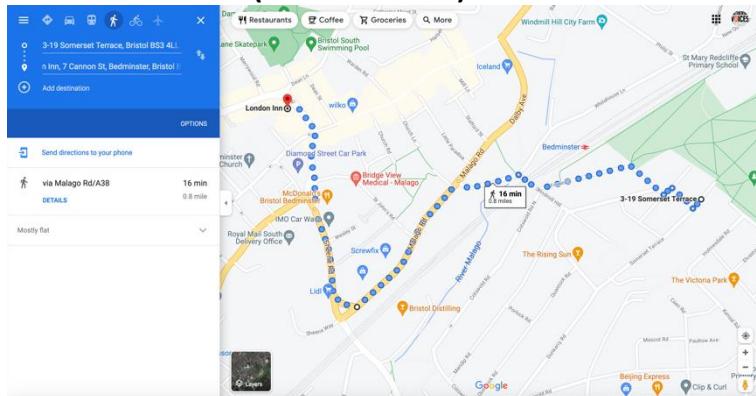
### 3. Brunel (805m 11mins)



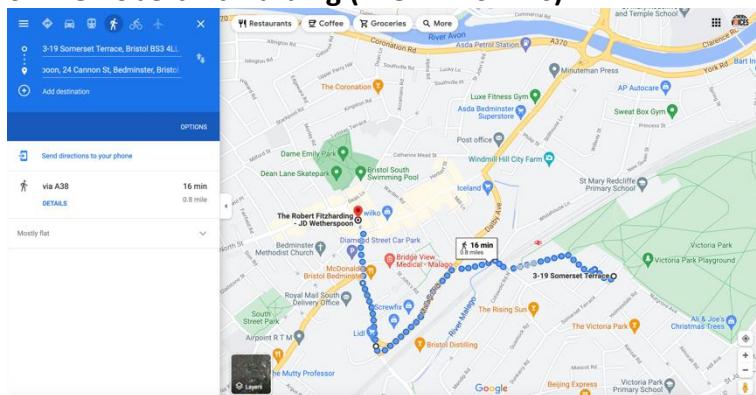
### 4. The Black Cat (1127m 14mins)



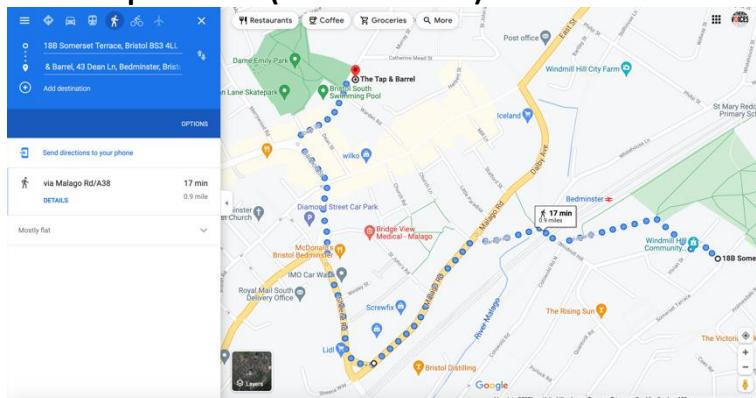
## 5. The London Inn (1287m 16mins)



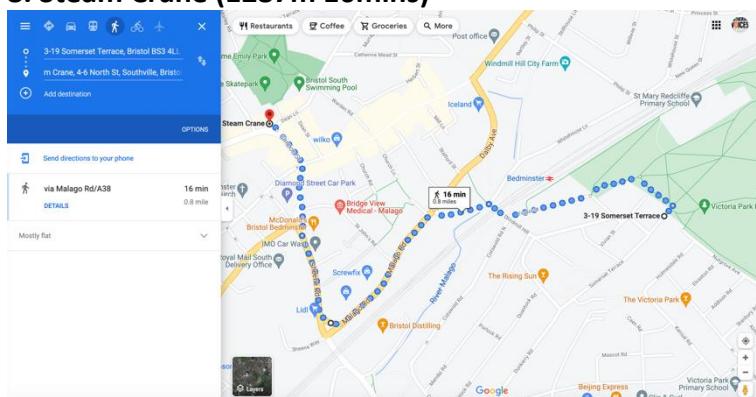
## 6. The Robert Fitzharding (1287m 16mins)



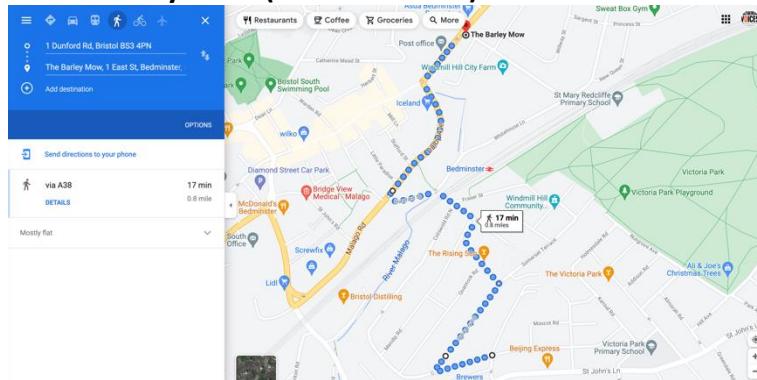
## 7. The Tap & Barrel (1448m 17mins)



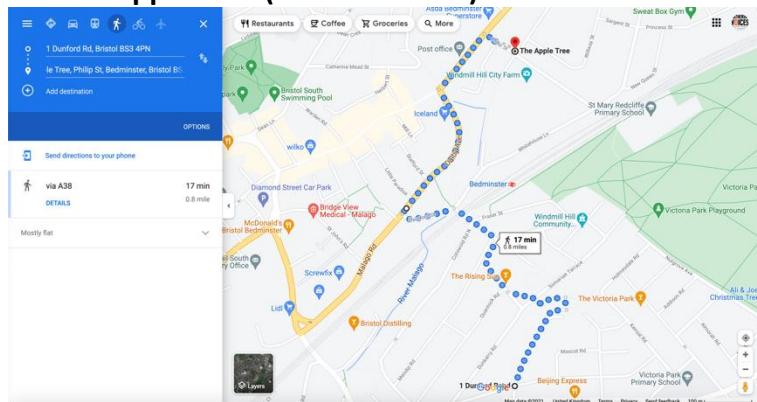
## 8. Steam Crane (1287m 16mins)



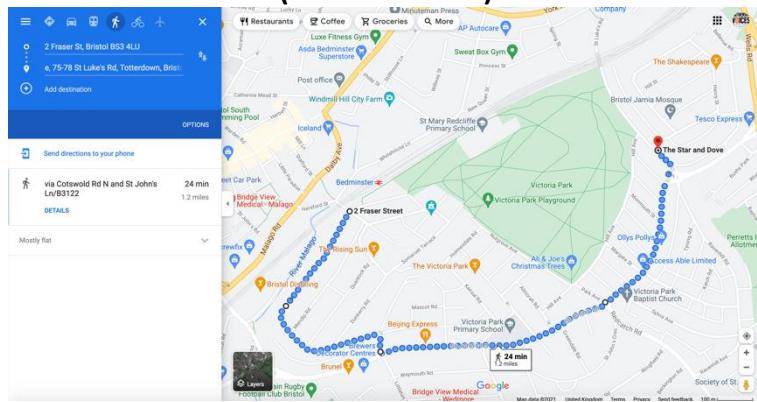
## 9. The Barley Mow (1287m 17mins)



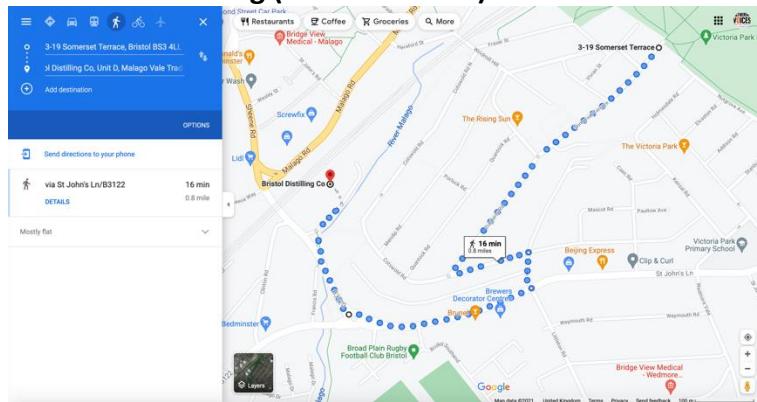
## 10. The Apple Tree (1287m 17mins)



## 11. The Star & Dove (1931m 24mins)



## 12. Bristol Distilling (1287m 16mins)



## **20/02864/F - The Windmill Pub**

The Windmill is our local pub, and we have used it for a decade. Unfortunate, a period of poor management a couple of years ago put an otherwise great pub into difficulties, and the landlord has decided to convert to residential as a result. It goes without saying the that hardly anyone was interested in buying pubs during the period that it was illegal to open pubs, and that has been a huge impediment to actions to save the pub over the last 18 months. We are in the ridiculous position that we may now lose community pubs across the city due to landlords taking advantage of the Covid crisis to convert pubs while the industry is in a crashed state.

It's therefore up to our elected councillors to step in and prevent this attack on our crucial community facilities, that comes at a time when we are about to need social venues more than ever - to repair the psychological harm that years of isolation has inflicted on so many of us. I therefore urge the committee to reject this application to convert the pub to flats.

A commercial offer at the pub's business use-class value has been made by another pub landlord, but refused. The owner is currently marketing the site at the value expected for residential use-class, not that for a pub. This is a very important distinction, and both the planners and committee **must** take account of this difference. Remember that almost no business value anywhere would be competitive against residential values (and this is why we have planning use-classes).

On the issue of housing need, this area does not need more flats. Over 1,000 flats are about to be built less than 100m from the pub, with many already having planning permission, which will utterly transform the housing balance in the local area.. On top of that, big student accommodation blocks are also about to be built, with some of those also already having planning permission. The population within 200m of this pub is about to increase by several thousand young-ish people who like pubs! It's quite obvious that this will be a huge boost to the viability of this pub, and hence the recent increased interest in it. Again, the fact that the report doesn't even mention the thousands of new residents coming to this area, and the effect this will have on demand for community facilities, is a serious flaw in the report.

Once again I call on the planning committee to do their bit to help our communities recover from Covid, by stopping the fire-sale of irreplaceable historic business-space that has been temporarily unviable because of the virus.

*Dr Mark Wright  
Former Councillor for Hotwells & Harbourside Ward/Cabot Ward 2005-2021*

#### STATEMENT A3 – Cynthia Goldstein

The Windmill has been a pub for over 150 years and when it reopened around 15 years ago it quickly became central to this community and not only due to its great beer.

It was a safe space for women to go to on their own, the only pub I and many of my women friends felt safe to do so.

Its proximity meant it was safe to walk to and because it was regularly used by so many of us there would always be someone in there I knew.

The back room regularly hosted open mic nights, film evenings, gigs, book clubs and many more regular events tailored to our community. It would be used free of charge for meetings and parties with food willingly provided for a small cost.

Before 8 o'clock it was a family room so families could enjoy the pub grub, and children could play with the toys provided and have fun with others while the adults had the chance to relax.

The Windmill felt like a safe, fun pub to enjoy a drink and a catch up with friends and to make have an opportunity to make new ones. Within loneliness at epidemic levels this can't be valued enough.

The planning officers report stated 14 alternative pubs within the requisite half mile radius that we could go to:

The fiddlers isn't even a pub, it's a club

The community association, the name gives it away, is not a pub has limited opening hours and is members only

The star and Dove and the Victoria Park would involve walking through the park, which as a woman is ill advised as I'm sure the police would agree. To avoid the park would make it a much longer walk longer than half a mile.

The other pubs are truly not in our community and all involve a fair walk through either East St, The Park or Whitehorse lane. None of these feel safe in the late evening or in the dark of night.

The Windmill Is part of this community, as is The Rising Sun. we need more than one pub. Totterdown has 5 thriving pubs.

The Rising sun is small and not able to fulfil the varied things the Windmill provided. As a growing community to have only one pub is not "a diverse range"

There are to be hundreds of dwellings built in this area over the next few years so 5 more flats to replace a thriving pub seems totally ridiculous.

With more and more people working from home the community we live in is so important and should be respected and nurtured. This pub was loved as the £170,000 raised by the community reflects. I'm sure more would have been raised if COVID hadn't struck

The person interested in buying the pub has made an offer for it at over market value. He is an account, owns a couple of pubs and having looked at the pubs accounts sees the pub as a very viable business

The Windmill pub was loved and people came from all over Bristol to enjoy it.

It has been a pub for much longer than I've been here and should remain so.

Please allow this community hub to be reinstated in this community.

Kind regards

Cynthia Goldstein

#### STATEMENT A4 – Liz Lewington

The Windmill Hill pub is of upmost importance to its local community and the people who live in Windmill Hill. It's our local pub and it has been a pub for the people who live in windmill hill since before 1880 and is of historical importance to the area.

The Windmill Hill pub is a locality pub and it can be accessed by the whole community which it serves, the young, the old who find it difficult to walk around Windmill Hill, the disabled, and people with special needs, families and single people of their own including women.

All the other pubs near by are not locality community pubs as they are more than 800m away. The police have said that it is not safe after dark to walk across Victoria Park or up East Street once all the shops are shut.

The Victoria Park Pub is not a locality Pub. To walk there and miss unsafe roads and walk ways in the dark it takes 16 mins and is 1187 meters.

The route from Windmill Hill is

Cotswold Road

Paulson Road

Kensel Road

Holmedale Road

Raymend Road

Crime in the BS3 4JE area identified in [www.street-checker.co.uk](http://www.street-checker.co.uk) up to September 2021 is as follows

55 anti social behaviour crimes, 2 possessions of weapons crimes, 30 public order crimes, 75 violence or sexual offences.

The Windmill Hill Pub supports people's mental health. Research Published by Loughborough University in January 2021 documented the important role that pubs make in tackling loneliness and illustrates how a local pub can have a positive effect on mental health.

Bristol City council especially since the appointment of Marvin Rees as Mayor has been all about inclusion and equality. The Windmill Hill pub gave this to me as a woman. I could go there for a drink on my own I felt safe, equal and accepted.

The Windmill Hill pub is our locality pub please support our objections by keeping it as our locality pub.

STATEMENT A5 – Georgina Griffiths

I strongly object to this planning application.

Firstly, the Windmill pub is an asset to the Windmill Hill community and a space where many of the community would meet to socialise and provide support to one another. Research has shown time and time again the importance of community spaces for peoples' mental health and the removal of such spaces only causes a deterioration in mental health. It is important to remember that once these community spaces are lost they are never repurposed again for community use. Note the Windmill Hill Community has also already lost the Fox Inn pub on Somerset Terrace and it is not fair to take away another space from the community. Another vital point why I object to the Windmill pub being closed is for the safety of women. There is just one pub in Windmill Hill which is small and does not have the space to accommodate the local community. Since the closure of the Windmill many women living on Windmill hill are required to leave their local area to find a suitable pub to attend with friends or family which then puts their safety at risk when travelling back to their homes at night. It is unfair and unsafe that women should have to do this. Please consider the importance of Windmill pub for the wellbeing of the residents of Windmill Hill. The repurposing of the pub to accommodation will benefit a handful of people looking for somewhere to live but negatively impact the whole community both now and for decades to come.

Secondly, the applicant states that there are a range of other pubs that Windmill hill residents can go to and that pubs can be defined as being in the same locality if they take 10minutes to walk to/maximum 800m away from Windmill Hill area and then goes on to list a range of pubs that are in the locality that Windmill Hill residents could use. However, in fact the applicant lists a range of pubs that are more than 800m and 10mins walking time from Windmill Hill area. For example one pub in the list is the Robert Fitzharding which is a pub that would take 16mins to walk to from Windmill Hill and a walk via East Street which police have advised for both men and women not to walk alone on at night. How can it then be expected that this is a 'pub in the Windmill Hill locality' that could be visited by the community. I do not think it is fair or just to list the Robert Fitzharding pub as an alternative location for Windmill Hill residents to go to.

Please do not remove a community asset from the Windmill Hill Community.

STATEMENT A6 – Andrew Lear

Dear Sirs,

Please find below my statement in relation to the planning application for the conversion of this pub into apartments.

My statement is as follows :

1. The immediate area is in the process of a massive apartment building project in Bedminster across the railway line and the need for a community hub, meeting place and area for socialising will be needed more than ever before with hugely increased demands from thousands of new residents locally.
2. Given the significant number of apartments to be built in Bedminster the cost benefit analysis of getting rid of a pub for a very small number of apartments on its site no longer makes sense.
3. The Windmill pub was always well supported in the community. The main issue was not attendance within the community but more so because the present owner did not invest in its future or care sufficiently about its patrons to cater for their needs and thereby ensure its future viability. If the owner had done so then the whole operation would be much more viable.
4. The Windmill pub has been the only listed pub in South Bristol in the Good Pub Guide. It lost this accolade due to a lack of investment. It can be great and profitable again under the right ownership/management who is most probably the person trying to purchase it from the present owner.

Many thanks

Andrew Lear

Local resident and former patron of the Windmill pub

## **Written statement for consideration of application 20/02864/F – The Windmill Pub**

When looking to move to Bristol from London, The Windmill pub was one of the things that attracted my partner and I to the area — having a welcoming, local pub, with great affordable food, close to home was something that was important to us.

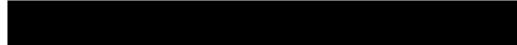
It was a warm and friendly venue with a welcome variety of people and ages. It was a place to meet family and friends for a coffee, a quick drink, enjoyable lunch or supper, or parties and events. A place I could have casual work meetings. And, after becoming a parent, it was a place to meet friends of an afternoon, happily letting the babies / toddlers play and explore the family room.

As a woman, I could go to The Windmill on my own. I felt welcome and safe to sit there alone, as well as walk to the pub and back home. This is not something I feel about the other pubs mentioned in the planning officers report. The Victoria Park and The Star and Dove either require a walk through the park or a long detour through quiet streets and alleyways, and other pubs require a walk through the Green — things that, sadly, make me feel unsafe, especially during the winter months when it becomes dark during the afternoon. Additionally, many of the pubs listed in the report provide offerings for their own communities, and I'm not sure I'd feel welcome in them, or enjoy visiting them as I did The Windmill.

The Windmill is a valued (and sorely missed!) local pub, which can be seen by the support given to the crowdfunding effort that raised £175K to try and save it (and notably, this happened at the beginning of the pandemic which was a time of great uncertainty for many). My partner and I would love to see The Windmill re-vitalised into a thriving local venue. And, with an offer made by an experienced pub owner seeking to buy the Windmill, we hoped that this would be the case.

With the development of a large number of flats (including accomodation for hundreds of students) so close to the neighbourhood, is it necessary to have more flats? Is it not more important to maintain a cherished pub that brings life and a buzz to the heart of the community? With the increased number of residents, we need more facilities like this, not less.

Please, save The Windmill! Save our beloved pub!

Hana Hybs  


#### STATEMENT A8 – Cllr Lisa Stone

The Windmill Hill pub has been part of the local community in Windmill Hill for years. It has a 5-star rating on trip advisor with over 1000 face book followers.

It is situated in a prime position on Windmill Hill, where it should continue being a viable pub, not only for benefit of the local community, but also for the benefit of the development proposed on Bedminster Green. The planning officers have made a judgement when considering the viability of the pub, stating that there are other pubs in the area which will serve the community. How dare they, many of these pubs are not within 800M of Windmill Hill residents and sometimes they will need to walk through Victoria Park at night, which has been ill advised by the local community police, and most serve a different clientele. The demographic of Windmill Hill is largely between 25 – 45 who would welcome a local pub, that suits their needs.

It is common knowledge that the residents love this Pub, this is clearly shown by their attempt to raise the money to buy the pub, as a valued community asset. They managed to raise £170,000, which is truly amazing, and shows how much the community is committed to this space.

I would like to emphasize that the owner of the pub has had offers to buy the pub from him above the market value for a pub. Which needs to be considered here today, because it is not worth the value which has been put onto it, as it still does not have planning permission for 5 flats! It is still a pub. It is a real shame when we continue to see these places being eroded from the urban landscape, especially in South Bristol. A local gathering place to share stories and ignite passions, should not be easily dismissed.

I plead to the Councillor to refuse planning permission and I plead to Mr Cranney, if he is here today, to do the right thing, and sell this precious place as a pub.

**Application no. 20/02864/F: The Windmill, 14 Windmill Hill & 3 Eldon Terrace Bristol BS3 4LU**

**Statement to Committee**

We have read the case officer's report recommending acceptance of the proposed change of use, with which we strongly disagree, and which contains several statements that we must correct.

He states:

1. 'it is considered that there are a diverse range of public houses and *other community facilities* in the locality' (my italics). However, policy DM6 is concerned solely with public houses. Incorporating 'other community facilities' dilutes and distorts the meaning of the policy's very clear wording.

It should also be noted that at least 2 of the 'other facilities' he cites have long been converted to other use and no longer available.

'other community facilities' either require paid membership or advanced booking and hire fees. They do not fulfil the function of public houses and should not be included in assessing compatibility with a policy that does not apply to them.

The case officer seeks to conflate DM6 with DM5 and even use the type of facility covered by DM5 (e.g., a Skate Park!) to suggest that the Windmill is not needed as a community facility. We firmly reject this argument: policy DM6 applies solely to pubs and as the Windmill is a pub policy DM5 becomes redundant in this context.

2. '[the attempted community buy-out] took place over a prolonged period (since October 2019) but did not result in the necessary finances being raised'

The community share offer ran into the sand due to the Covid pandemic and lockdown. Had this not occurred, there is every reason, based on the initial level of response and offers of grant funding, to believe it would have been successful.

An offer of £350,000 was rejected, despite this being over the amount of an independent valuation for the property.

3. 'Objectors have queried these [accounting] figures but this information has been provided by a chartered firm of independent accountants. The financial information supplied is accepted in good faith as it has been supplied by professional accountants who have a responsibility to provide fair and accurate accounts in relation to their clients business'

We do not question the integrity of the applicant's accountants. We simply pointed out that the accounts contain items that do not necessarily relate directly to the Windmill and might very well not be applicable to a stand-alone business, especially if run on a community ownership model.

Mr Nick James, who was given full copies of trading accounts which cover the 3 years ending 30 November 2019, has provided a detailed rebuttal of the assertions that the pub was making a loss in his objection dated 9 November 2020.

He has also stated that this was ignored by the case officer and not made available to the committee. Given that it comprised detailed evidence, provided by someone who is both a qualified accountant AND an experienced pub operator we find this astonishing.

4. 'It is understood that offers from a leading pub chain and individual party were received, but these either included sale conditions that were not favourable or were considerably below the asking price and so both were refused by the applicant'.

No further detail of this is provided and we have no idea of the relevance in terms of assessing the viability or otherwise of the Windmill. If the evidence is not substantiated it cannot be considered.

The case officer goes on to say that in this case the arguments regarding viability need not be determinative, since there is a diverse range of alternative provision. We reject this and would respond:

5. As already noted, the report includes premises other than pubs that fulfil different functions and some that are in any case long closed.
6. The residents of Windmill Hill have pointed out that most of the other public houses lie outside the community's own area and lack safe walking routes at night.

We have, in our objection of 12<sup>th</sup> November, already referred to the Planning Inspector's findings in the Giant Goram case that a pub outside the locality (where one might meet one's own neighbours) renders it unsuitable as alternative provision.

The Crime Prevention Officer's comment, cited by the case officer to refute these concerns - that the area is considered to lie within a 'relatively low' crime area - do not address safe walking routes: the CPO's entire report is only concerned with the nature of the proposed development.

7. The main strength of a local pub is that it is local, and the shorter the walked distance the better.

The case officer quotes the IHT document 'Guidelines for Provision for Journeys on Foot' - one of the standard authorities that define walking distances.

This 'confirms the suggested acceptable walking distances in town centres, for those *without* (my italics) mobility impairment as being:

- Desirable 200m
- Acceptable 400m
- Preferred Maximum 800m

He then lists 14 public houses, 13 of which all lie substantially beyond the 'acceptable' limit for those *without* mobility impairment.

Consent for this application has already been withdrawn on grounds that included a failure to properly assess the impact of the loss of the pub on those sections of the community who might be disproportionately affected.

We submit that in using the upper limit of 800m, and in addressing s149 of the Equalities Act 2010 solely with regards to the Windmill as a building, the Act has again failed to be properly addressed in that no account whatsoever has been taken of the impact of walking distances substantially above the 'Acceptable' limit on those *with* mobility and related issues.

We also understand that the case officer is alleged to have described the Equality Act as a "technicality" – but for the people whose interests and welfare the Act is intended to protect it is anything but. If true, we find it gravely disturbing that Council officers are taking this view. 'Reasonable walking distance' is a key consideration in cases such as this and due weight must be given to what this means for those to whom the Act applies.

We also note that the distances given for 13 of the 14 pubs are either 482m (in 6 instances) or 643m (in 7 instances). We believe it is stretching credulity to believe that all these pubs lie precisely at one of two identical distances, and this only serves to further undermine the case for alternative suitable provision.

We agree wholeheartedly with the Bristol Civic Society that the loss of the public house use of these premises would diminish the social infrastructure of this neighbourhood.

We believe the case officer's report to be deeply flawed and urge members of this committee to back the local community and refuse consent.

Christopher Faulkner Gibson

CAMRA, Bristol & District Branch, Pubs Group.

STATEMENT A10 – Imogen Taylor

I oppose the change of use of the Windmill Pub into flats. I would like to object to the Tap and Barrel being a valid alternative as stated in the planning officer's report. It is located 1448m away from the hill which is a 17 min walk via 9 streets.

We walked past the Tap and Barrel one evening last month to see a police van and ambulance in attendance with a man being removed on a stretcher. Reviews on Google describe this pub as a "Good place to get a pint and your head stoved in". There was an attempted murder at the pub in 2017 and an assault in May 2020. Therefore it is not an alternative to The Windmill, I would never go here as I would not feel safe.

The Windmill is special to me as my partner and I, who have been together for 10 years, had one of our first dates there. 10 years later and we live in a house round the corner. We are sad to lose the only place on the hill we would want to spend time with our family and we miss its film nights, quiz nights, board games and live bands.

As a GP working locally I am seeing a pandemic of loneliness, depression and anxiety. People need somewhere they can relax, build friendships and develop a sense of belonging. Therefore retaining The Windmill, which was a social hub in the community, is important for the wellbeing of those living on the hill. I am not going to find that in the Tap and Barrel.

STATEMENT A11 – Roland Oliver

Application no. 20/02864/F  
The Windmill

To  
Development Control Committee B – meeting on Wednesday 24 November 2021

Written statement from  
*Roland Oliver*  
Cotswold Road North

\* \* \* \* \*

The Windmill is a PUBLIC HOUSE.

Ownership of a public house entails a kind of stewardship on behalf of the local community and the generations to come.

The present owners enthusiastically bought in to that idea when they took on the pub and ran it well and profitably for ten years.

Then, for whatever reason, their enthusiasm diminished and they ran it less well and less profitably for a couple of years. They closed the pub, turned down at least one substantial offer, and removed the bar and cellar without consent.

A temporary dip in fortune hardly justifies the permanent closure of a public house that was flourishing only recently.

If you grant this application, it will provide an incentive for any disenchanted pub owner to run down the business in expectation of cashing in on failure by flogging the premises for flats.

That cannot be right.

STATEMENT A12 – Tessa Fitzjohn

I am writing to object to the planning application for change of use for the Windmill Pub, and to challenge the owner's view that the pub isn't financially viable.

I was a founder member of the Save the Windmill Group, and we tried to raise 500K to buy the Windmill and turn it into a community pub in 2019 -20.

We started by checking out the viability, and decided that we could make a reasonable profit. These figures were provided in our share offer, which was shown to our residents who agreed to buy 197.000 of shares in the pub: to Tridos Bank who felt we had a going concern by offering the group a 150,000 mortgage and the Plunkett Foundation a grant of 100K. Unfortunately we failed to raise the full 500K and owner was not prepared to lower his price. We discussed the possibility of offering 400K but it wasn't acceptable.

So I dispute the owner's argument that the Windmill isn't viable as incorrect.

The second issue I would like to challenge has been raised by the planning officer, who states that there are numerous pubs within close proximity to Windmill Hill. This is true to some extent. However my argument concerns the matter of principal.

Imagine our cities, towns and villages, without corner shops, theatres or cinemas to name a few of the important public assets we enjoy. Buildings that provide opportunities for meeting each other, having fun, learning, and purchasing food and drink. Do we want our cities to be devoid of opportunities to connect to each other?

My corner shop was sold four years ago. The owner was determined to sell to some one who would run it as a shop and he held out for just that person probably making far less money by doing so.

During Covid the same corner shop became an essential ingredient in supporting the community, particular older, more vulnerable members of our communities so they could purchase food and importantly speak for a few minutes to some one face to face who knew them and cared about them.

So I ask you to consider what a 'local pub', like the windmill brings to the area and why a 'local pub' cannot be considered in the same way. A valued resource enjoyed for many more reasons than just 'going for a drink'.

#### STATEMENT A13 – Hazel Collier

Over the years since we moved to Windmill Hill nine years ago the FOUR GENERATIONS of our FAMILY have enjoyed what the Windmill Pub had to offer.

The uniqueness of the Windmill Pub was for us the FAMILY ROOM we could enjoy the ambience of the pub, drink GOOD BEER, eat SIMPLE FOOD in a space separate from the bar where the CHILDREN in our company would be away from the bar and out of earshot for the customers in that area. The children would make use of the well kept toys and books provided - it was our go to place for family GET TOGETHERS and FAMILY OCCASIONS/CELEBRATIONS always relaxed, always an easy place to be and always a place to bump into neighbours and catch up with local chat.

NO OTHER PUBS in the vicinity offer the same FAMILY ROOM EXPERIENCE, they offer a different experience for the clientele who use them, they are either DINNING PUBS, SPORTS PUBS or ALCOHOL WATERING HOLES. An example of an alternative pub taken from the list provided by the planning officer and the applicant is the APPLE TREE pub on Philip Street just off Bedminster Parade. This is in no way a place we as a family would choose, it isn't family or community orientated - not welcoming and not friendly towards children. The walk to the Apple Tree is through streets that individual members of our family would not feel safe to walk through after dark - the crime rate of Windmill Hill may be recorded as 'low crime' but the route to the Apple Tree is not in Windmill Hill locality. The only pub in the locality within walking range of 800m and a 10 min walk is the Rising Sun - it's great pub but does not offer a family room.

Before the closure of the Windmill Pub we found ourselves commenting over a period of time on CHANGES IN WHAT THE PUB WAS OFFERING:-

- FEWER DRAUGHT BEER CHOICES
- NOT SO WELL KEPT BEER
- THE FOOD MENU DISAPPEARED
- BROKEN TOYS AND RIPPED BOOKS

The pub was NEGLECTED by the owner and UNCARED FOR - and if his profits were down it shouldn't have been a surprise. With all the community support already demonstrated this pub should still be viable..

- We know there is an offer from an experienced successful publican to buy the pub at a pub price although the planning officer fails to mention this in his latest report.
- The applicant seems to want to sell the pub for a house price to a property developer.
- Bedminster Green will soon have hundreds of new flats - let the Windmill Pub have a NEW LEASE OF LIFE for us and the forthcoming NEW RESIDENTS OF BEDMINSTER GREEN.

## STATEMENT A14 – Steve Hawes

Policy DM6 requires that planning proposals that involve the change of use of an established pub must prove one of two things to be successful, ie

1. Prove that the site is no longer viable as a pub, or
2. Prove that there is a diverse range of pubs within the locality.

Neither ground has been satisfied in the application relating to the Windmill.

### Ground 1 - Viability

- The fact that the pub ceased to be profitable during the run-up to its closure by the current owner in 2020 (before the Covid lockdown) does not indicate that it cannot be viable again. Less active management of the pub had been apparent, eg closure of the food offering and declining choice and quality of the ales.
- There is an experienced and successful pub operator in place who wishes to buy the pub and run it as a viable business.
- Current planning applications for the nearby area around Bedminster Green will if approved lead to the construction of hundreds of flats, as well as student residences, demonstrating the need to retain existing community assets and promising increased viability for the nearby Windmill.
- Support from the existing community has been demonstrated through the pledges of £174k received during the (ultimately unsuccessful) attempt for the community to buy the pub. A much larger total is likely to have been raised were it not for the economic impacts of covid at the time. And on the planning website there has been an overwhelming number of objections (recorded as 166 in the Case Officer's paper) and negligible support for converting the pub to flats .

### Ground 2 - A diverse range of pubs within the locality

- There is only one currently operational pub within the locality of Windmill Hill - that is the Rising Sun. Although very welcome, it doesn't provide enough space for the numbers and range of people who used the Windmill or the many different events that the Windmill hosted and could again. The landlord of the Rising Sun is supportive of the Windmill reopening.
- The Case Officer's paper provides a list of pubs which are claimed to be within a definition of an estimated maximum walking distance of 800m and a time to walk of 10 minutes. But some of them are not pubs. And as the paper points out, 'The Case Officer has included other facilities in his report that local residents point out are not suitable, eg "Boys Brigade" centre was converted to flats years ago; and The Green House is not a community centre, it is just the offices of the 'Federation of City Farms' headquarters. The officer appears not to have checked out his recommendations before putting them in his report to the committee.'

The Case Officer's references as to which pubs may be accessible by walking within 10 minutes and 800 metres need to take account of the fact that it is not normally possible to walk 'as the crow flies'. Local knowledge has shown that only the Rising Sun falls within this range. Good practice also after dark is to use routes which feature streets with houses and cars and are suitably lit, while avoiding deserted spaces which are not overlooked, dark alleyways, subways and parks. Routes to many of the 14 pubs listed in the report are affected by these concerns. Most local people are

aware of crime in Victoria Park including pedestrians being held up, robbed or attacked. Police warnings not to walk through alone after dark have been issued. And East Street, where a number of the pubs are sited, is recorded as being of concern to the police due to anti-social behaviour and criminality.

Windmill Hill residents enjoyed and patronised the Windmill when it was open and are eager to do so again. It shares provision in this locality only with The Rising Sun. The Windmill was and should be again a 'community pub' where we are likely to meet and get to know our neighbours and share neighbourhood friendship and solidarity. We are not likely to meet our neighbours in the pubs further afield which especially cater, rightly, for their own local communities. There has been a pub on the site of the Windmill for more than 150 years and the facility should not be destroyed to give a temporary custodian an opportunity to benefit from the current housing market.

**Planning Application Reference 20/02864/F - The Windmill, 14 Windmill Hill  
& 3 Eldon Terrace Bristol BS3 4LU**

**Nick James' Statement – 21 November 2021**

I would like Councillors to be aware of my relevant experience, and knowledge of the finances of the Windmill Inn, to comment upon the financial viability of the Windmill Inn.

The planning officer has not provided Councillors with very relevant and pertinent financial analysis that I have supplied, demonstrating that the Windmill Inn IS financially viable.

I qualified as a Chartered Accountant in 1990, I have operated my own practice for 20 years, and I also own 3 pubs, 2 of which are trading profitably and the other is undergoing refurbishment.

**FINANCIAL VIABILITY**

I cannot emphasise strongly enough that the planning officer report to Committee dated 4 November 2020 was SIGNIFICANTLY MISLEADING, and that the planning officer reports to Committee dated 14 July 2021 and 16 November 2021 FAILS TO INCLUDE relevant analysis of the financial information which has been supplied to the planning officer.

In his report to Committee dated 4 November 2020, the planning officer stated: “the applicant has provided detailed profit and loss analysis for the public house which demonstrates a significant loss over the last few years”.

I CANNOT EMPHASISE STRONGLY ENOUGH THAT THAT STATEMENT IS FACTUALLY INCORRECT.

I know that to be the case because the owner of the Windmill Inn provided me with copies of those accounts, which cover the 3 years ended 30 November 2019, during my brief negotiations with him in September 2020 to purchase the pub.

The planning officer has never presented those accounts, either on the planning portal, or in presentation to Committee, yet in the latest application, due to be discussed on 24 November 2021, accounts have been presented on the portal for the two years ended 30 November 2020.

The planning officer comments in his latest report: “The financial information supplied is accepted in good faith as it has been supplied by professional accountants who have a responsibility to provide fair and accurate accounts in relation to their clients business”.

That may be the case, however the information requested of, and provided by, the owners’ accountants, is irrelevant.

The accounts provided by the owners’ accountants show losses – of course they do, they include a 3 month period from December 2019 to February 2020 when the owner announced that the pub was to be closed, and a 9 month period from March 2020 to November 2020 when the pub continued to incur fixed costs and actually was closed!!

**This is a serious distortion and misrepresentation of financial information to Councillors.**

Going back to the accounts for the 3 years ended 30 November 2019, in my objection dated 9 November 2020 I explained that, while the overall profits as shown in those accounts were modest

(but not “losses” as the planning officer had stated), they were significantly distorted by substantial, highly questionable expenditure, in terms of being relevant to the ongoing trading costs of the pub. This expenditure could be as much as £100,000. In addition, the owner of the Windmill did not work at the pub, but incurred wages costs which a working owner/tenant would not incur.

I made these points to the planning officer in my objection dated 9 November 2020 prior to the Committee Meeting on 11 November 2020, but my evidence was ignored by the planning officer, and was not made available to the Committee. I subsequently discovered that the pack of information provided to Councillors prior to the meeting included my covering email to the planning department, BUT DID NOT INCLUDE the detailed financial information which I had provided, and included a comment in the Amendments section which stated “Since publication of the Public Report Pack (Monday 2nd November), a total of 3 further comments have been submitted in relation to this application..... Grounds of objection submitted in the additional comments raise similar concerns and themes to those summarised and present within the original report”.

The detailed financial information which I had submitted on 9 November 2020 was significantly different to any other objection which had been received, and therefore this statement in the pack was INCORRECT, hence why I challenged the decision by Judicial Review.

In July 2021 a further meeting of the Planning Committee was scheduled. In his report dated 14 July 2021, the planning officer changed the wording of his comments on financial viability: “the applicant has provided a profit and loss analysis for the public house. It understood that on this basis the applicant decided to close the public house as they considered it no longer viable to keep it open”.

In other words, the planning officer withdrew his previous assertion that the public house had incurred “a significant loss over the last few years”, but still failed to include the actual accounts for the 3 years ended 30 November 2019, or any meaningful financial analysis, which could and should have included the analysis which I, a qualified Chartered Accountant, had provided.

I again asked the planning officer to present my financial summary and analysis to Councillors ahead of the Committee Meeting scheduled for 21 July 2021. Once again, the planning officer refused. My solicitors therefore made representations to Bristol City Council, hence why that meeting was cancelled. As my solicitors stated in their letter dated 19 July 2021 to Bristol City Council:

***“It is a matter of grave concern that the profit and loss evidence relied upon by an applicant to support an application, and which may in the event tip that balance in favour or against the grant of planning permission is not being fully scrutinised in the OR. It is equally alarming that this evidence is not being published on the Council’s planning portal. It follows that it is not acceptable or lawful that Mr James’ representations in respect of that policy criterion and material consideration are not being published or addressed in the OR”.***

And further:

***“If the Committee were to follow the advice in the OR without having Mr James’ representations drawn to their attention and grant planning permission this could disclose a failure to take into account a relevant material consideration. This is particularly problematic because the officer has already effectively conceded that the information is a relevant material consideration, albeit one that in his professional opinion ought not to be afforded great weight in so far as it applies to the development plan. As well as the question of the importance of Mr James’ representations being***

*considered, there is an additional point as to whether those representations and the material to which is relates ought to be published to the planning portal in any event".*

And further again:

*"The Council has provided no good reason why submission of accounts by the applicant in support of the Application should proceed upon the basis that these will not be made available for scrutiny by the public. The applicant would have been aware that an application for planning permission is a public process, not an exercise in which it is afforded a private discussion with the Council shaded from the light of public enquiry and representations".*

Despite this, in his report for the next Planning Committee meeting, scheduled for 24 November 2021, the planning officer has still not presented to Councillors the financial analysis which I have provided for the 3 years ended 30 November 2019. This information is ESSENTIAL in order for the councillors to make an informed decision as to financial viability.

I am sending this statement directly to Councillors ahead of the meeting on 24 November 2021, together with evidence of my comments in this statement, but also evidence challenging the planning officers' assertion that there are a diverse range of pubs in Windmill Hill.

#### DIVERSE RANGE OF PUBS

I note for example that whereas in his presentation to Committee on 11 November 2020 the planning officer spoke at length of the Star & Dove in Totterdown as being one of the alternative available pubs, that view has subsequently been demonstratively shown to be incorrect and so has been dropped altogether from the latest report, as have venues which he had previously included as being "pubs" such as a community centre and a music venue.

So, historic financial information has not changed since November 2020, topography has not changed since November 2020, and yet the planning officers' comments on both of those issues have changed in his latest report.

In my view, this undermines the credibility of the planning officers' reports. How many other incorrect statements were included in his reports dated 4 November 2020 and 14 July 2021, and how many more incorrect statements are there in the latest report dated 16 November 2021?

I also note that, according to the planning officer, every single one of the alleged 14 pubs which he has identified are either 482 metres or 643 metres away. How likely is that, but notwithstanding that, he is incorrect, none of those pubs except the Rising Sun have safe walking distances with an acceptable walking experience, for reasons as follows.

In his report to Committee dated 14 July 2021, the planning officer referred to the Department for Transport "Manual for Streets" which states (section 4.3) that:

"Walkable neighbourhoods are typically characterised by having a range of facilities within 10 minutes' (up to about 800 m) walking distance".

What the planning officer omits to say however is that same document also states (section 6.3):

***"the propensity to walk is influenced not only by distance, but also by the quality of the walking experience" – the walks to the pubs identified by the officer as listed are not a desirable walking experience, being as they are (at night) through largely desolate commercial areas.***

So in other words, the very document which the planning officer purports to support his assertion that 800 metres is an acceptable walking distance, in fact, in the case of the Windmill Inn, effectively says the complete opposite.

Furthermore, the Manual for Streets is not the authoritative document on the subject.

"Providing for Journeys on Foot", published by the Institute for Highways and Transportation, suggests that acceptable walking distances in town centres, for those without mobility impairment as being:

- Desirable 200m
- Acceptable 400m
- Preferred Maximum 800m

**All of the (under stated) distances listed by the planning officer are in excess of the acceptable distance of 400 metres.**

#### **OFFER FOR WINDMILL INN**

In July 2021 I made a written offer to the owner of the Windmill Inn, evidenced in an email chain, in excess of its market value (as provided by an independent valuer) as a public house – the status of the Windmill Inn is a public house.

The owner of the Windmill Inn declined my offer, because he believes it is worth substantially more if changed to flats.

But the point is, planning permission does not exist for that, and so my offer was more than generous. The owner of the Windmill Inn purchased the Windmill as a pub, says he wants to sell the Windmill, yet will not sell the pub for its value as a pub, even though it is a pub.

#### **SUMMARY**

I once again repeat that the financial analysis that I have carried out, based on the accounts of the Windmill Inn for the 3 years ended 30 November 2019, which the planning officer has chosen not to include in his report, demonstrate that the Windmill IS financially viable. **I cannot emphasise this strongly enough.**

The planning officers' alleged distances to other pubs are plainly incorrect and do not take account of safety issues or the desirability of the walking experience, or the fact that most of the pubs he has listed are outside of the community, being in Bedminster, Totterdown or Southville, not Windmill Hill.

In short, the planning officers' reports are misleading.

In my view the only appropriate decision is that the planning application should be refused.

STATEMENT A16 – Lisa McKeever

I strongly object to The Windmill pub being turned in to flats and I don't want to see this happen.

I have lived in many towns, cities and countries, last being Australia where there just isn't the pub culture we have. I was drawn back to Windmill Hill for its unique community spirit you can't find anywhere else, and that goes for the Windmill Pub too. It always had a welcome atmosphere where you would always be talking to people you didn't know as soon as you sat at a table, something that doesn't happen anywhere else. And I am certain as soon as it re-opened that would continue just the same. Now, with all the developments planned for extra housing, please let's keep this pub. For us and for all the newcomers in the years to come. It is at the gateway to the hill and everyone on the hill can get to it and home again safely.

STATEMENT A17 – James Russell

Re: PLANNING APPLICATION 20/02864/F WINDMILL PUB

Dear Sir/Madam,

This constitutes my written statement on the above planning application, submitted prior to the planning meeting on 24 Nov 21, which I will be attending.

Planning permission should not be permitted for the change of use from pub to residential accommodation for the property in the planning application. The reasons for this are simple:

1. There is only other pub within a reasonable (under 800m) walk from all addresses in Windmill Hill, not 12 or whatever ludicrous number the Planning Officer suggested.
2. The pub is financially viable, as careful examination of financial statements provided by the owner will make clear. The poor financial condition of the business was entirely down to decisions made by the owner, eg to stop selling food.

Thanks,

James Russell

#### STATEMENT A18 – Nick Townsend

The planning officer views a pub as just a place to have a drink with friends, claiming ‘there are numerous other places to have a drink’ if the Windmill is converted into flats. However, community pubs like the Windmill are far more than that. The Windmill provides a social space, a place to make connections, for conversations, for birthday celebrations, for food, for coffee in the morning, to show films and much more. The Windmill is at the heart of the community, providing belonging and attachment, and so can’t be replaced by another pub ten or fifteen minutes’ walk away. A local is called a local for a reason. If you take away a community asset, then people will become more divided and lose that sense of belonging. Furthermore, when a pub goes, other community assets, such as shops, often follow.

The planning officer lists 14 alternative pubs to the Windmill that he claims are within easy walking distance. However, it seems he isn’t sure about this as several of the pubs named in his previous report are not included on the new list while some new ones have been added. Amongst these is the White Heart, a sports pub in Bedminster Parade. He reports this as being 643m away from the Windmill, but this distance could only be achieved by cutting across Bedminster Green or walking down Whitehouse Lane, and both of these routes are poorly lit and extremely unsafe. The ‘safest’ route is via Hereford Street, which would increase the distance to 730 m. However, this is also very poorly lit and totally deserted, with bushes on one side (see photo below)



Hereford Street, Bedminster

Once at the corner of Hereford Street, the pedestrian would then have to turn right and walk along Dalby Avenue, one of the most polluted roads in Bristol. This road is also deserted right to the corner of Bedminster Parade, with the tower block of St Catherine’s across the road and the trees and

shrubs of Hereford Street car park and Bedminster Green on the right (see photo below)



Dalby Avenue, Bedminster

From the corner of Dalby Avenue and Bedminster parade, anyone who wants to visit the White Heart must walk 200m through a crime hot spot to the White Heart Avon and Somerset Police the following figures for crime on this stretch this year, including anti-social behaviour, violence and sexual offences, robbery, theft and public order crime: 32 in May, 28 in June, 28 in July, 31 in August, and 20 in September. That makes an average of 27 per month, or approximately one crime a day in this stretch of the route.

The Manual of the Streets document quoted by the planning officer suggests that 800m is an acceptable distance if the 'walking experience' is good. CAMRA cite a different government document which suggests that 200m is desirable, while it suggests 400m is acceptable. It is clear that this route, which is almost 800m, very unpleasant and does not provide a good walking experience. However, even worse is that this route is simply not safe, especially for women on their own. After recent high-profile crimes, making life as safe as possible for women at night should be an absolute priority. The lack of consideration for women's safety is very concerning and I know has created much anger in the community. Furthermore, all the routes off Windmill Hill are very much like this. If I am being generous, the planning officer may not have been aware of this safety issue as it appears that he hasn't visited the area at night and instead has relied totally on Google Maps. However, now it has been brought to his attention, and assuming he agrees that all the roads leading off Windmill Hill at night are unsafe, he should remove all pubs but one from his list?

## STATEMENT A21 – Tom Phillips Brynolf

Pubs and community buildings are being threatened with closure all around Bristol and the country due to the inexorable spread of unaffordable flats and students digs. If The Windmill ceases to be a pub then we would be losing a major part of the character of the area. The pub is also a community hub and an essential part of the “village in a city” - i.e. community centre, pub, shop, park etc. If everything is housing then it becomes a suburb revolving around an impersonal town centre.

The continuation of places like The Windmill have to be prioritised in planning applications, as these are the heartbeat of the community’s cultural life. Otherwise, what is the point in planning policy and where does it stop?

Planning applications such as these have to be more than about a quick profit for individuals. If local views are ignored then people have no stake in an area and civic connection and responsibility is drained away. Such decisions seem small but their impact, especially cumulatively is massive, culturally, economically, socially and psychologically.

There are already 100's of flats being, or proposed to be, built in Bedminster, so I do not see how it is necessary to close this pub to meet housing targets. In addition, all these new residents will likely want places to go.

According to the Officer’s Report, it seems the viability of the business is a moot point, as they feel the second main criteria – alternative provision – is met. This appears a circular and faintly ridiculous argument. The pub has managed for 150 years, and investors and banks were willing to back the community buyout based on a thorough business plan.

In relation to alternative provision, the report lists numerous pubs and community facilities. This “paint by numbers” planning is again spurious and has no real insight into the real effects. By this standard any pub in Bristol could be closed as there is almost bound to be several pubs with 1km or so. It makes a nonsense of the planning process. By this logic pubs can just keep closing because another pub appears on Google maps so many 100 metres away. This would include the only two other pubs actually within the ward (one of which did close and is now owned by the largest pub company in the UK). To me, the whole point of committee decisions has to be providing compassionate and nuanced consideration, away from numbers on a chart. I have to say also that the majority of these suggested “alternative” pubs are not on Windmill Hill, are old school boozers, or are sports bars.

The Windmill is a unique venue. There is nowhere else locally with the same traditional, community-embedded, family focused and welcoming vibe. I can safely say that the majority of the old clientele will never go to most places listed as an alternative.

In addition, it is suggested that there are plenty of other community facilities. This again is ludicrous, as it includes an office (Green House), a farm, a church and various sports clubs,

including a skate park. By this logic we can close the church or community centre, because there is a place in the park to do “ollies” and “360’s”.

The report also suggests that these facilities are more inclusive as they cater for people that don’t drink alcohol. This is verging on the farcical as a justification to close the Windmill. Not only is the pub a place to eat, meet and not necessarily drink alcohol, but also by this rationale the skate park is not inclusive to non boarders.

The high support for this building remaining as a pub can be clearly seen by last year’s crowd funding efforts raising £170K from small donations, despite the national situation, lockdowns and financial uncertainty at the time. That’s £170K during a pandemic! – when people could not meet to boost support - to save a loved venue. Now that times are improving, and support remains strong, it seems likely a similar effort now would meet the desired target.

Please use your foresight and sagacity to decline this application and allow the opportunity for the building to continue and flourish as it should.

**Statement A22 to Development Control Committee B – 24th November 2021**

**Application No. 20/02864/F- Windmill Pub, Windmill Hill BS3 4LU**

**Councillor Ed Plowden, Windmill Hill Ward**

There are two concerns I would like to focus on – viability and the number of other pubs in the area.

**1) Viability**

- a. I note that “very substantial” owner’s dividends have been taken from the pub in the last two years, which coincide with the period during which the owner has been trying to sell the pub (and a pandemic which closed all pubs for 8 months). This would appear indeed to be professionally reflected by the accountancy report, but may indicate that the small losses each year may not accurately reflect the viability of the pub
- b. A number of planning applications have been agreed in the very near vicinity of the pub, these with the proposed developments will number approx. 2500 dwelling units – or a 45% growth compared with the current number of households in the whole of Southville. In each of these developments we are trying to negotiate planning conditions to ensure there are spaces for community use. Does it not seem strange to be negotiating these with developers to create new spaces, whilst at the same time allowing old, established and loved ones to close? And does that not also demonstrate the need to protect the existing social and cultural infrastructure of the area?

**2) Number of alternative pubs – an assessment of this sort needs some local knowledge.**

- a. The Planning officer has done a desk-based exercise to determine how many pubs there are in the local area, listing 14. Seven of these are thought to be 643m from the pub. Six of these are in Bedminster/Southville to the North. However, the Windmill Pub is on the periphery of the area it serves, already to the North of the vast majority of people objecting to this application who might consider this a local pub. Moving the centre of the assessment area to the top of Windmill Hill, much closer to the centre of the community adds at least 160m to all the distances. This places 6 pubs on the list outside of the acceptable radius, and no additional pubs enter into the 800m radius as a result of this.
- b. Several of the other remaining pubs listed are of very different character to this pub – a mix of pubs is absolutely required and many of the other remaining pubs are ones in which children may not be welcome (quite rightly in order to maintain a mix of pubs)
- c. The Officer report relies on Google Maps walking routes to determine the distance. I selected and tested the most direct Google Maps walking routes for two pubs. One of the pubs is in the same vicinity as the 5 other pubs which are now more than 800m away. I found that they both involved chicanes or bollards that do not meet the Government’s standards, and quiet, dark alleyways. The one to the North involved crossing a busy A road with no dropped kerbs or pedestrian provision, diverting to the signalised crossing added to the journey.
- d. I therefore believe the representation of the number of local alternative pubs is misleading as the Windmill Pub is not at the geographic centre of the community so the wrong measure has been used, and the walking routes are of very poor quality.

**STATEMENT A23 – Dayna Stevens**

I am strongly opposed to the change of use proposed to the Windmill Pub, Windmill Hill, Bristol. This pub is at the heart of this community and provides an important venue for many different local activities. There will be hundreds of flats built just metres away which will provide even more need for this asset and negates the demand for just a handful of new flats on the site of this much valued public space.

STATEMENT A24 – Sarah Holway

I have lived on Windmill Hill for 20 years; the Windmill Pub is integral to our community and cannot be replaced. I object fully to the planning application.

**The size and layout of the Windmill pub mean it is unique.** It has a large bar area with a separate raised seating area which we would use for smaller community group meetings. It has a large family room, separate to the bar area, which we would use for film nights, for hiring a dj to put on a community event etc. This is not replicated in any other suitable local spaces.

**The policy requirements of Policy DM6 are not met because there is only one other local pub, which is also too small for the needs of the community. All other pubs listed by the applicant/planning officer are too far away.** In terms of distance, there is only one local pub, the Rising Sun, that meets the criteria set out in the applicants definition of 'locality' as in within 10 minutes walk and up to 800 metres away; that pub is much smaller and not able to meet the community needs of the Windmill Hill residents in terms of a place to gather together. This does not meet the criteria to have a diverse range of pubs

All the other pubs listed by the applicant and planning officer are over 10 minutes walk and over 800 metres away. Another local person has mapped all of the pubs listed as suitable alternatives in terms of distance and confirmed this. For example, the Steam Crane is named; I trialled walking to this pub from my house and it took 18 minutes at a distance of 0.76 miles/1223 metres on well lit roads. This is outside of the applicants and planning officers definition of locality and therefore does not meet the policy requirements of Policy DM6.

**Windmill Hill has already lost one pub to flats.** When I moved to Windmill Hill, there was another pub called The Fox on Somerset Terrace; this has already been turned into flats over a decade ago. It is not appropriate for our community to lose another pub.

**Equalities:** In terms of equalities, as a woman walking around my area, I need to feel safe and it is not appropriate for me to have to walk over 10 minutes to access a pub, which would also have challenges for disabled people and the elderly people in our area in terms of access.

**Windmill Hill is more isolated/ less accessible than other areas and so easily accessible community spaces like the pub are very important.** If you do not know the Windmill Hill area, there are only 2 routes off via a road – any others are through Victoria Park which is not ok to go through after dark or down unsafe narrow unlit cut throughs. It is also on a very steep hill which is difficult for older people within our community and for some disabled people. It is important to recognise this because this is part of what makes retaining the Windmill even more important for the community.

**Viability:** In the last few years, it felt like the pub was being run down. There was no investment in the pub, aside from painting the family room once, and the food offer declined because they used a lot of pop up ventures. This could be reversed by a new buyer. There were still many busy nights and sold out nights however; New Years for example! There is also potential income of the flats to be accounted for. Either rented out long term or via Airbnb this rental would be a large financial boost; over £25k per annum for Airbnb for example based on similar setups on the hill. This would instantly negate any short fall.

**Current Offer on the pub:** The owner is has ‘shaken hands with the developer’ on a 500k price; the pub is valued as a pub as significantly less than this. There is a fair offer on the table to keep the pub as a pub. The house prices in the area have increased a lot since the owner bought the pub; but as he bought it as a pub, he should have to sell it as a pub at the appropriate value for that.

### Personal view points

As a local resident. I went to the Windmill a few times every week; I took my family there, I went to nearly every film club night, birthday drinks there, I met my friends on my way home – popping in to see which neighbours were propping up the bar and whether I could join them. It was a beacon of friendliness and welcome to Windmill Hill, and, as a single person then, it provided me with an ease of loneliness and a sense of always having somewhere to go where I would be welcomed and was a part of my community. This experience is not unusual; it’s the shared experience of so many of us on Windmill Hill that used the pub not only as a place to get a drink but as a shared place to know we belonged in our community and to feel connected to our community.

Windmill Hill is a more isolated community because there are only 2 routes into it and we are on a very steep hill. We need to have a larger pub that we can go to as a community that is on Windmill hill itself and does not need for lone females to walk across a dark park at night, or through Whitehouse lane which is a warehouse area unsafe at night. We are a strong community and the Windmill is our hub and stops isolation and loneliness in our area as well.

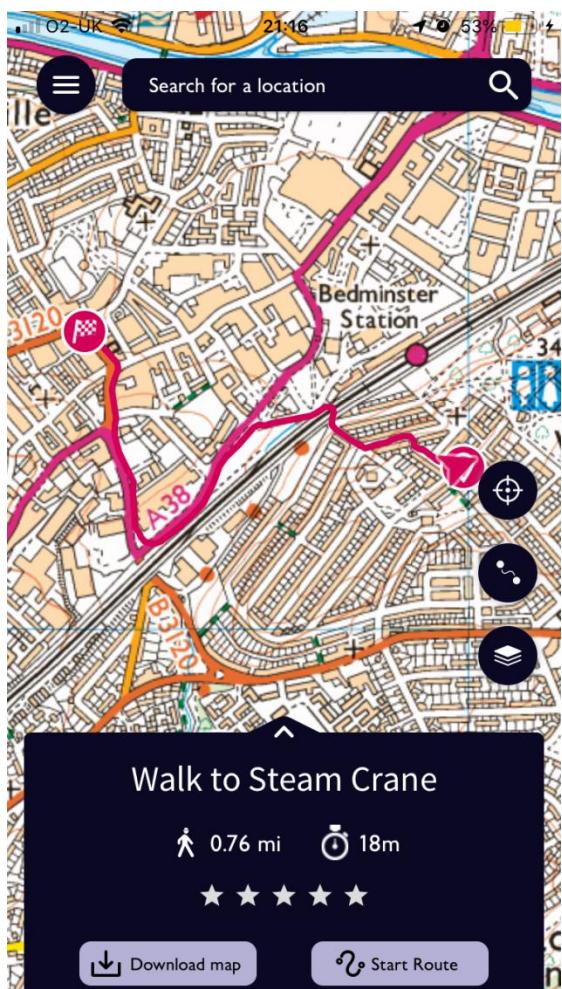
There has been an offer to keep the pub as a pub but this has not been accepted as it is lower than the asking price but is agreed as the market value for the pub currently; there should be a limit on the profit that the current owners can make from what is (rightly) listed as an asset of community value. I object to the pub being changed into flats in order to make the current owners a profit, when the community loses hugely. The Bedminster Green regeneration is ongoing and will add to footfall in the area. This regeneration is mainly 1 - 2 bedroom flats and we do not need more of these in our area. There are significant parking issues on the hill and the flats do not come with any proposed spaces.

The owners have left it without care and this is only indicative of them wanting to only sell it as residential, and not being truly open to selling it as a pub and as market value for a pub.

Our area will be significantly affected if this planning application is granted; we will lose the heart of our community forever.

Please do not agree this application and let us instead keep our unique space as our beloved pub.

**Photo notes:** My house is 2 mins walk from the Windmill. This is my fast paced walk to the Steam Crane (incorrectly listed as an alternative pub) on well lit roads. Any shorter routes are still over 900 yards and run through or adjacent to the cemetery which is completely unlit as in photo below.



#### STATEMENT A25 – Mike Cranney

We are a small company, run by 2 directors and our partners. Both directors have over 50 years of industry experience between them. We have two other pubs, one is now leased to a former member of staff, who was closed throughout the height of the pandemic, the other is The Lazy Dog. The extra debt that we had to introduce to the business to survive and keep our staff employed, coupled with the wide scale cost increases have put enormous pressure on the financial health of the business.

We bought the windmill in a dilapidated state in 2006. With substantial investment we completely renovated the building from top to bottom and created stand-alone 4-bedroom flat above the pub with completely separate utilities and entrance. We transformed the ground floor into a successful local pub, which flourished for the first few years. Over the years other venues opened in the area, slowly diminishing our trade, until we were no longer able to operate at a profit.

It is important to note that the valuation that was commissioned to support the campaign to 'save the windmill' was carried out by an agent from York who had no knowledge of the unique market conditions that exist in Bristol. We were housing a vulnerable family of refugees when the agent carried out his valuation and we wanted to ensure that the family who were residing were not disturbed; they were very unsettled at the time. He did not view the separate flat that was recently valued by Ocean estate agents at 195k.

Fleurets are an extremely well respected and highly experienced agent that specialise in the hospitality sector. They initially valued the site at 525k; we reduced the asking price to 495k after 6 months of marketing the site.

In February 2020 we agreed to lease the site to a local brewery; the pandemic hit and the buyer pulled out.

The 'save the windmill' campaign were given the opportunity to lease the venue with the same terms that were agreed with the local brewery, after it was clear that they were unable to raise funds to purchase. The 15-year lease agreement fixed the rent at 27.5k per year which is considerably less than half of the 64k per year that the 'save the windmill' campaign had forecast to charge a tenant as part of their own business plan.

The Windmill was initially developed from a collection of dwellings. It is a Victorian building on 4 different levels. The market conditions that we are now operating in are significantly more challenging than in years gone by. The venue is not equipped to operate successfully under the trading conditions of modern hospitality. The kitchen is far too small to cope with the increased demand for a credible food offering. The toilets are on 2 levels and are unable to accommodate wheelchairs. The site has a small courtyard garden that does not provide the desired customer experience in summer. If you are to be profitable in today's market conditions, a venue needs to capitalise on more and more opportunities to trade. The site simply isn't able to do this.

I urge the committee to grant consent for change of use and allow the reinstatement of the dwellings that were once in its place and provide a sympathetic and attractive development on the footprint of The Windmill. Thereby stabilising the financial situation for a well-supported community pub, The Lazy Dog and help to secure the employment of the 25 staff.

STATEMENT A26 – Annie McGann

From Save Bristol nightlife Re: The determination to turn The Windmill Pub into Flats despite all public opposition.

We object to the plans to turn The Windmill pub into flats.

This battle has been going on for years and times have changed.

Since Covid 19 established itself in our world, people require social amenities close to where they live – they don't want to have to get a cab into the crowded city centre where most places to go out at night cater for students and out of town revellers. People don't want to walk across town via a shortcut through the park, or walk far in the dark – they don't want to find a pink scooter and negotiate the hills and traffic like young people may do – Women, especially, may not feel secure in walking quiet streets and that includes streets where the life and soul have been sucked out of them because the pubs are gone and the shops are shuttered. Swathes of student flats, all self-contained and turned in on themselves, create high walls and empty pavements, not overlooked by anyone, just intermittent CCTV and doorbell cameras. Gone is the natural policing of streets overlooked by windows and warmed by the familiarity of neighbours and curtained windows in streetlight – all gone, removed by the wastelands of development that is not to a human scale and replaced by a piecemeal approach to the built environment – non holistic – that doesn't take human comfort, community, or feelings of safety into account. Social wastelands with the nearest pub counted as the crow flies and not considering the character of each pub and its people and the journey to get there if you are elderly or infirm -- away from the nice online map -- away from the planner's algorithm.

Times have changed. Covid has changed everything – people need safe social spaces, need community, need to be able to live their lives within their locality – stay local. So many people now work from home – everyone needs that third space between home and work, wherein to socialise and meet their neighbours, mark times of the year, celebrate, mourn, or hangout - listen to live music – have a roast with the family – meet a future partner instead of online dating – find some company and conversation – unwind – ease loneliness – let their hair down. The people that want to keep this pub as a pub are a community of neighbours – they will use the pub as their social base – the pub is viable. Don't aid the planners and developers in wrecking our neighbourhoods, destroying what social spaces remain. Don't help inflate the price of land in the name of developer's profit margins. The price is inflated in anticipation of you giving in and letting the pub become flats. They have spent years trying to wear campaigners down, finding a way round commitment to policy DM6. Save pubs! There is a publican ready to buy at a fair price with the money ready to go. Deny planning for flats. Let The Windmill be a pub!

## STATEMENT A27 – Helen Adshead

The Windmill Pub has been at the beating heart of the Windmill Hill Community since I moved here about 20 years ago.

It has been the go-to venue for so many social gatherings. I myself have met people there for birthday parties, street meetings, community consultations, family gatherings, film nights, children's play dates, book clubs, good old chin wags, having a laugh with friends and finding a shoulder to cry on. And other people can no doubt give other lists of their reasons for being there, and the welcoming space that our pub offered us.

I've seen the list of other pubs that apparently offer an equivalent space for us. And they just don't. The main reason being, they are not in our community. Hopefully they work equally well for their local community .... But they are not for us. Apart from the Rising Sun, our smaller, second local pub, all the other pubs are not suitable for evening visits after dark. As a woman, I felt safe getting to the Windmill and being in the Windmill alone. I would not cross Victoria Park in the dark, and I would not walk down across the open spaces to East Street alone after dark.

I would also like to add that the current closure of the Windmill Pub has made a huge difference to the safety and the feeling of safety as one enters Windmill Hill in the evening. As a woman, walking or cycling alone, I always appreciated having the open pub on Windmill Hill, with people coming and going, instead of the very quiet street which we now have. The lack of the pub in this location has made the very street less safe.

The only reason for selling the pub off for housing is for the financial gain for the current owner. A few extra flats is negligible, when hundreds of flats are being built around Bedminster Green. Presumably the current owner bought the pub at a pub price, and he should sell it at a pub price. The community are committed to the pub, and there is a reasonable offer on the table from an experienced publican. There is absolutely no reason to sell the pub off for flats, as it is a very valued community asset. The huge local campaign to save The Windmill, and even to try and buy it as a CIC shows how important local demand and support is.

Keeping The Windmill as a pub is of benefit to the whole community. Change of use to flats will benefit just one person. I trust that the Planning process will make the right decision here and support what is in the interest of the wider community, an important community asset.

**Helen Adshead  
Resident, Windmill Hill Community.**

## STATEMENT A28 – Claire Barnard

Please accept this written statement as I am unable to attend the committee meeting due to work responsibilities.

- I am a neighbour and have been since July 2010
- I live immediately next door to these properties – my kitchen adjoins what was the cellar of the pub in the basement of 3 Eldon Terrace.
- I lodged an objection to this development on 31.7.20
- I agree with Lisa Stone's point that removal of community venues can have a devastating effect on a community. I used to live in Hotwells and it was very different after the Hope Centre closed.
- The Windmill was a pub I felt safe to visit alone which is not true for most pubs for me. Of the 14 pubs listed in the report none are like the Windmill was and I rarely visit any of them or wish to.
- Despite the noise from the extractor fan from the kitchen at the pub, that used to bother me, I would rather this building remain as a pub than become flats.
- The proposed development is too dense for this plot especially due to the small outside space, which will have to be shared with No. 3 Eldon Terrace
- I anticipate there will be more noise from the property if it becomes flats than there was when it was a pub.
- Disruption – I have already had to put up with months of excavation and drilling from the redevelopment of No. 3.
- With the increase in the massing of the property so that what is currently one story will become two, I will feel my home and garden will be overlooked especially as there will be windows whereas there are currently none.
- Cars – already too many. Where are they going to go?
- The Windmill pub is not replaceable. There are going to be many flats elsewhere.

Please reconsider your decision.

## STATEMENT A29 – Charlotte Beaumont

I live on Somerset Terrace at the top of the hill. There are only five routes off Windmill Hill from my road (and from all the other roads on the north side of Windmill Hill).

These are the five dark, deserted routes along which I would have to walk to get to the majority of the pubs suggested to be alternatives by the Planning Officer. I never walk these routes by myself as they feel unsafe:

1. Through Victoria Park, where people have been attacked (see references at the end of my statement). You would need to walk through this park to get to the Star and Dove, and other Totterdown pubs, or to walk round to the Victoria Park Pub. SEE PHOTOS 1 & 2
2. Down a dark alleyway at the bottom of Somerset Terrace, which leads along a patch of dark grassland underneath the block of flats called Holroyd House. This would be the alternative method of getting to the Victoria Park Pub. SEE PHOTOS 3 & 4
3. Under the railway bridge at the bottom of the road called ‘Windmill Hill’ and across Bedminster Green (a small park), very dark in the evenings or along Whitehouse Lane which is populated only with large industrial units. . You would need to walk across here and then down the deserted dark streets of Little Paradise on Stafford Street to get to all the pubs on East Street. SEE PHOTOS 5-12
4. Down Dunkerry Road, along Cotswold Road out to St John’s Lane. To get to East Street alternative pubs this way, you would then have to go under the railway bridge by Lidl, which is in a light industrial area full of warehouses with no houses. SEE PHOTO 15
5. Along the Malago River walkway, or through Windmill Hill orchard to get to the gin distillery SEE PHOTOS 13 &14

I enclose photos of all these routes at the end of my statement.

The Planning Officer states that Windmill Hill is a low crime area and therefore women and vulnerable people should feel safe to walk along these dark, deserted routes. I would like to point out that:

1. The fact that the crime statistics tell me I have a low likelihood of being raped, tortured and murdered as I walk along a dark route to one of these alternative parks does not make me feel able to walk that way. I make my assessment of risk, based not only on the likelihood of something happening, but on the severity of the incident, if it were to happen. For that reason I would not walk these routes by myself. I would feel scared because they are dark and deserted.
2. He states that Windmill Hill is a low crime area but fails to point out that most of the alternative pubs he suggests are not on Windmill Hill.
3. The Planning Officer incorrectly applies statistics from the Crime Prevention Officer as if they are applicable to safety of walking routes to alternative pubs. But in fact the CPO did not report on the safety of those walking in the dark to other pubs, he only reported on the safety of the 5 potential new flats & occupants - however the Planning Officer tries to pass this off as Avon & Somerset Police saying they have concluded there is no adverse impact on vulnerable groups using the routes to alternative pubs. Please see my list of references of crimes at end of document.

I used to feel very happy walking by myself to The Windmill Pub. I do also feel able to walk to the Rising Sun, and the Community Centre (which are all situated on the same side of Windmill Hill as my house). However these venues by themselves are not sufficient to replace the Windmill  
**DUE TO ISSUES OF CAPACITY AND FUNCTION**

- The Rising Sun: The Rising Sun can definitely be considered part of the Windmill Hill community, but the capacity of this one remaining pub needs to be considered. The Rising Sun has a capacity of about a third of the people of the Windmill, nor does it have a family room; and no room for film club. It has an outdoor area but this is of limited value in the winter. By itself, it doesn't provide enough space. Particularly considering the hundreds of new flats planned for Bedminster Green.
- The Community Centre is not a pub and mainly holds classes (e.g. yoga, pilates, dance,etc) in both the large and small rooms. There is a bar at certain times during the week in the smaller room. The bar is only open for limited days a week and for limited times and is members only.

I would also like to point out that the applicant has started already to convert the beer storage cellar to a residential basement WITHOUT PLANNING PERMISSION. He has also ripped out the old wooden bar. The former point, in particular ,means the pub is more difficult to sell. Nevertheless we have someone willing to buy the pub at market rate for a pub (not for a residential dwelling).

Photos of walking routes suggested by PO to alternative 'pubs'

1. Route through Victoria Park. This is one way to get to the Victoria Park Pub. It is also one way to get to Bedminster Parade pubs and The Apple Tree on Philip Street. This is the entrance to the park from Somerset Terrace



2. Route to get to The 'Victoria Park' Pub route continued: looking from the Nutgrove Avenue park entrance back towards the Somerset Terrace park entrance.



3. Alternative route to the Victoria Park pub: via a long alleyway on Somerset Terrace which leads down about along a patch of waste ground beneath the high rise block Holroyd House.



4. Somerset Terrace Alleyway Photo 2



5. Route off Windmill Hill towards East Street pubs. This is the railway bridge at the bottom of the road called 'Windmill Hill'



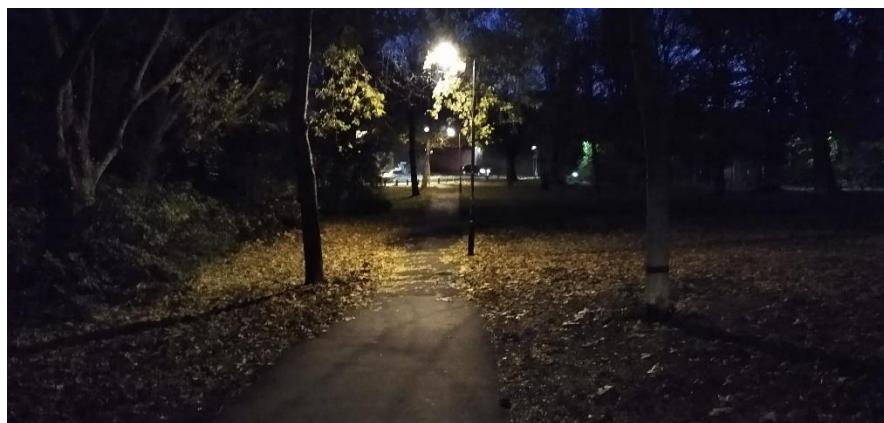
6. Route to East Street pubs continued – after you have come under the railway bridge - across Bedminster Green by the grass roofed building



7. Route to East Street pubs continued: Whitehouse Lane, junction between Bedminster Green and the bottom of the road called 'Windmill Hill', after you have passed under the railway bridge



8. Crossing Bedminster Green to get to East Street. This pic taken looking back towards the base of the road called 'Windmill Hill'.



9. Bedminster Green looking the other way



10. Alternative Route to East Street via Hereford Street



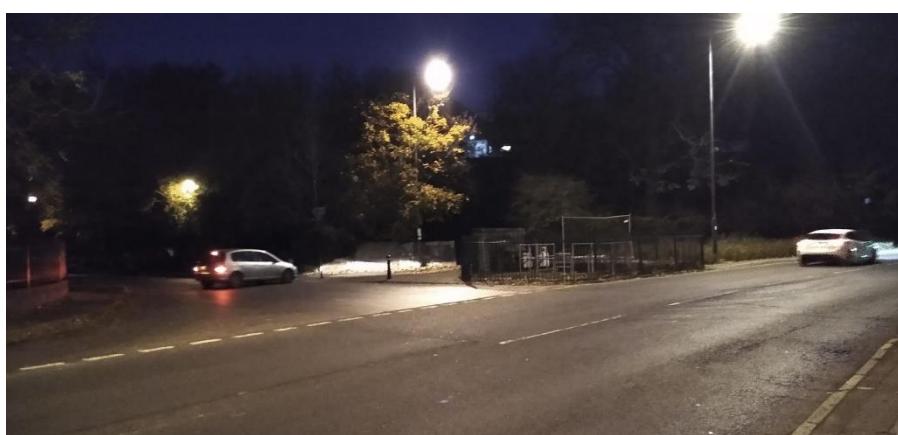
11. Whitehouse Lane – route to Bedminster Parade (White Hart) and Philip Street (where the Apple Tree pub is)



12. Whitehouse Lane, second photo taken by the farm near Philip Street (Apple Tree pub)



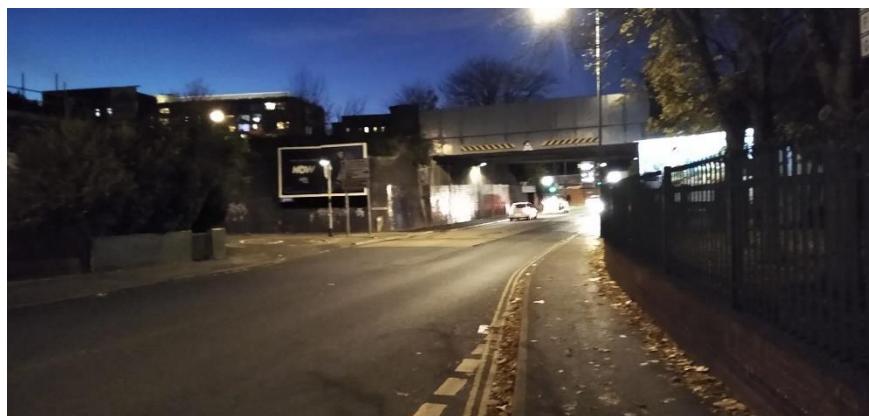
13. View of route to the gin distillery –via the path through the Windmill Hill orchard (also known as the St. John’s Burial Ground, positioned on one side of Windmill Hill, path leading off Cotswold Road and down to the main road by this railway bridge by Lidl. This photo taken from main road looking towards the entrance to the orchard.



14. Alternative route to the gin distillery, along the Malago River path



15. Route to East Street via St. John's Lane if you want to avoid Bedminster Green. This is the railway bridge by Lidl. It is also a VERY long way round!



#### **References: Crimes reported on internet in park**

- 2019 muggings: <https://www.bbc.co.uk/news/uk-england-bristol-50544628>  
<https://www.southbris托voice.co.uk/eye-in-the-sky-could-be-used-by-police-after-muggings-in-park>
- 2019 violent attacks: <https://www.bristolpost.co.uk/news/bristol-news/gang-yobs-terrorising-residents-victoria-3575464>
- 2020 woman found assaulted: <https://www.itv.com/news/westcountry/2020-10-25/woman-found-with-life-threatening-injuries-in-bristol-park>
- 2021 ex-mayoral candidate threatened with knife: <https://www.bbc.co.uk/news/uk-england-bristol-59011357>

### STATEMENT A30 - Dianne James

The Planning Officer lists several pubs in his report as being available to replace The Windmill but he does not understand that our community needs a pub that is actually in Windmill Hill (WMH) and is able to provide a central focal point that made WMH such a great place to live. We shouldn't have to leave our safe community, the mechanics of which have been honed over many years by those that used The Windmill, and travel to a different, and possibly alien community for a drink. And when I say 'a drink' I am talking about everything the pub offered us, including food, films, quizzes, a real fire, parties, family space, a meeting place, a safe space, a place so safe you could go in there on your own and not feel uncomfortable, and of course a good choice of drinks.

The campaign to 'Save the Windy' demonstrated the strength of support for the pub. We had hundreds of people committing their money to our Crowd Funder. If it hadn't been for bad timing due to the Covid pandemic we would have raised the required funds and reopened The Windmill as a Community Pub.

If you look at some of the venues listed you will see that they cannot be considered as alternatives to The Windmill:

The WMH Community Centre and Fiddlers (a music venue) are not actually pubs.

The Assembly and The Brunel are sports focused with big tv screens.

The Apple Tree is a cider pub with no real ale and is very small.

The Fitzharding is a Weatherspoons, so a focus on cheap food and drink.

The Tap and Barrel is a biker pub.

The Barley Mow, Black Cat, Steam Crane and London Inn would involve walking through Bedminster Parade and East St, and as an older, single woman I would not feel safe walking home at night.

The Star & Dove and the Victoria Pub would mean a walk home through Victoria Park, which is not a safe place to walk at night.

The Rising Sun is up a steep hill and has very little inside space, certainly not enough meet the needs of WMH.

During the 'SavetheWindy' campaign I knocked on hundreds of doors and spoke to hundreds of people on the hill, asking for their support to buy the pub. Nearly everyone said they loved the pub and wanted to support and save it. I was particularly amazed by the number of people who also said The Windmill was one of the key reasons they moved to WMH.

Please save our pub by rejecting this application.

STATEMENT A31 Jo Sergeant

My views on this application have not changed since I sat on the committee that heard it last year.

- The applicant's argument about viability seems to rest on a perceived right to receive an income without working for it (who said running a pub was easy?) or to receive a selling price based on having already received planning permission to develop housing on the site. Surely this is circular logic and should not be the basis for an approval decision by this Committee.
- In addition to concerns about topography and accessibility, the argument about the proximity of other pubs does not take into account the importance of locality and community identity. Whilst the latter may change and demand for a local could drop, this can hardly be less true for an area like Windmill Hill, not only with the current population but with large amounts of new student housing coming to the area.
- Comments made by the case officer suggest a lack of understanding of the significance of the public house as a community hub. Alcohol isn't the only reason people go to pubs. Many customers will drink tea or coffee, for example, even in the evenings. The importance of a place for people of all cultures to come together and socialise, whether it be morning, afternoon or evening cannot be overstated.

DCB, I urge you to turn down this application. Don't be afraid of the threat of appeal. No way is it a given that the Planning Inspector will see things the applicant's way. See the Inspector's report on the Giant Goram earlier this year and, in particular, reason (a) for dismissing the appeal.

[https://pa.bristol.gov.uk/online-applications/files/2555B5829EE99526CC3EBF639427E340/pdf/19\\_05311\\_F-APPEAL\\_DISMISSED-2859336.pdf](https://pa.bristol.gov.uk/online-applications/files/2555B5829EE99526CC3EBF639427E340/pdf/19_05311_F-APPEAL_DISMISSED-2859336.pdf)

## STATEMENT B1 – David Smith

It's important that the committee are aware that the 18m stated as being the closest distance of the proposed new houses to existing house in Cheswick Village, as communicated by the planning committee at the meeting on 1st September was incorrect.

The actual closest distance is 14.8m as communicated to the committee via an email from the resident of 56 Danby street On 12th Nov 2021. This email describes in detail the actual distances based on the councils plans.

This is significantly less than the 21M guideline discussed at the meeting on 1st September

This is very important when considering the fact that the prosed housing will also be 2.98m higher than homes only 14.8m away. There are a number of houses in this situation. For these the GRE guidelines on light and privacy are broken as stated by the plans from the Council already. With new houses this close and higher can only make this a lot worse.

The question remains why? Why can't the plans be adjusted as part of the committee review on 24th November, especially as the committee is now aware that the houses will be a lot closer.

Why did the planning committee give incorrect information on such an important matter that was brought up on the planning mention on the 1st September by councillors?

For the meeting on 24th Nov I understand the following is part of the objectives:

'Prior to the construction of foundations, a general arrangement plan(s) indicating the existing surveyed ground levels of the site and the proposed finished floor levels of the development shall be submitted and approved by the Local Planning Authority. Thereafter the development shall be completed in accordance with the approved details.'

So please can I ask the committee to work with the planning team to really look at the height of the new built in light of the new information given to you, to ensure the height and or the distance away is changed to ensure the boundary houses are not 'Collateral damage' for this development.

You have an opportunity to shape this moving forward, please can you take it to ensure the development does not so negatively affect boundary houses.

STATEMENT B2 - Leyla Farzinkia

My name is Ms Leyla Farzinkia living in Danby Street

The reason I am writing to you is that I am greatly concerned with the impact on my property and others along the boundaries of proposed Romney House Site development.

Overall, I feel this development is positive for the area, but the current plan has a huge detrimental impact on my property and others.

I understand from other residences who attended the planning meeting on 1st September 2021, that the plan was approved with the subsequent conditions to review the height by yourselves and the Council planning team.

My concerns are:

1. The height of the new builds.

The planning report submitted on 1st September 2021 stated that the GRE rating for light and privacy would be violated for my property and others.

It is also noted from the report that GRE guideline were only an estimate and needs to be verified as I feel it will be worse.

Obviously being a bungalow it exacerbates the issue even further.

2. Distance from the new development from the back brick wall of my bungalow.

In the meeting the closest distance between the new development and the existing properties, was brought up by the Councillor Lesley Alexander. The planning team indicated that as a rule of thumb the distance back-to-back walls is normally about 21 meters.

Lesley then asked what is the closest distance between existing boundaries and the new development. The planning team then indicated the distance was about 18m

This was also reported by the Evening Post.

On subsequent review of the submitted plan from the council website (see attached), this is incorrect. The actual measured distance is 14.8 meters. This is calculated by taking the actual measurement from the Brick wall of my bungalow to the fence which is 1.33 meter and added the distance shown on the council development plan which is 13.5 meter.

Obviously, this is substantially less than the stated 18 meters and the guideline of 21 meters.

When you consider that I am living in a bungalow with proposed new development height of 2.8 meters above the highest point of my property, and how close the proposed development is going to be, you can understand my grave concern.

How would you feel if you were in my position with this development and this situation?

So, moving forward, can I please ask you at the next meeting with the planning team, where you will discuss the condition of the height, to fully consider the actual height and distance. As stated, this

has a huge impact on mine and other properties. The actual situation is far worse than what was communicated to you at the 1st September 2021 planning meeting. You were given the incorrect information.

Further to this, could you discuss as a group what options are available to ensure that affected properties meet the current GRE guidelines on light and privacy.

Myself and other concerned property owners look forward to hearing your response and hopefully can count on your support to deliver a solution with the council planning team. I felt it is important that you have this information now before the next meeting.

My apologies for not contacting you sooner regarding this issue, but I wanted to ensure that I had researched and checked with an architect with regards to distances to 'Habitable rooms' before contacting you. The window and wall which is at 14.8M away, is a kitchen and so is classed as a habitable room.

Based on the above communication, if you would like more information or would like to see the impact in person, I will be more than happy to accommodate you and show you the actual layout.

We are planning to attend the next review meeting and understand that Peter Westbury will let us know the date / time for that meeting.

Best Regards

Ms Leyla Farzinkia

**Statement to DC Committee B – Romney House, 20/05477/M**  
**Stephen Baker, Goram Homes**

Members,

In advance of your consideration of this agenda item, I would like to highlight the following:

- The resolution at the committee in September resolved to approve the application, subject to agreeing the wording of a condition related to ground levels. The wording of a condition has now been agreed between officers and the applicant and is before you for approval.
- The original officers' report said that there were more homes compliant with policy Part M4(2) than was the case. The latest officer's report before you contains the correct details on this matter. We would like to make absolutely clear that our proposal is unchanged. It remains the same proposal that received unanimous approval at your committee on 1st September.

To summarise, please note the following:

- Bristol Local Plan policy DM4 states: "*Two per cent of new housing within residential developments of 50 dwellings or more should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users*". Our proposal meets this policy requirement.
- Policy Part M4(2): 64% of the proposed homes at Romney House will be fully compliant with step-free access, which exceeds the planning policy requirement. The remaining homes are designed to meet space requirements but will not have step-free access.
- The previous committee report highlights that there are no lifts proposed within the buildings. Therefore, these apartments by definition cannot be step-free units. This should have been made clearer in the report. The wording from the committee report section 8.11 is as follows:

*No lifts are proposed within the buildings however it is recognised within the Urban Living SPD that lift installation, management and maintenance can be costly, and therefore could be avoided as a way to reduce service charge/management costs. Furthermore lift access is not considered to be necessary given that there are no communal areas that require access by all residents other than those at ground floor level (such as bin storage, open space and car parking- all of which are at ground floor level).*

I was personally present during the planning meeting meeting on 1/9/2021 when the reserved matters application for Romney House ref 20/05477/M was approved. I therefore have first hand knowledge of the discussions held throughout this element of the meeting.

The application is fairly unique with BCC being the land owner, developer, builder and planning office. I therefore feel that, as planning committee members, there is a greater level of due diligence that is ideally required from you when it comes to the decision, rather than deferring entirely to the information you are given by BCC senior planning officers Peter Westbury and Gary Collins.

I would like to be clear that I believe you were misled in three key areas of the discussions. As an attendee, and local resident, it was incredibly difficult to sit in silence whilst this incorrect information was shared with you, as this section of the discussions did not allow for my involvement, despite what I was hearing. The votes were then cast to unanimously approve the application, despite these inaccuracies and I would like to confirm those points as follows:

- a committee member asked what the shortest back to back distance was between houses, around the boundary, based on the best practice of 21 metres which is considered when habitable windows are involved. After checking, it was confirmed by the BCC officers that the figure was 18.7 metres which has been recorded in the meeting minutes. This is not true.... the correct figure is 14.8 metres as documented in the separation distance document on the portal, which relates to the kitchen window of an existing property facing the boundary and this has subsequently been confirmed in email by Amy Prendergast BCC planning officer (copy attached). This is not acceptable, despite an urban context, and this much closer proximity is not just affecting one home.
- a committee member also asked directly whether policy BCS21 had been met and Gary Collins confirmed that it had. This is not true.... I had a copy of the policy with me but, sadly, was refused the opportunity to share it with committee members by the chair. This policy (copy attached) states that it should 'safeguard the amenity of existing development' and yet Peter Westbury told you that the decision to build a taller than normal house on this elevated land was a "choice". How, therefore, can the policy have been met when the opposite action to safeguarding has been taken, designing a taller home than necessary?
- lastly you were told by a BCC officer that the scheme could not be redesigned - again this cannot be true. If anyone, other than BCC, were submitting an application that was considered unsuitable, they would be required to redesign it. It is ludicrous that committee members were told this was the only option for the site design

I also listened intently to the member discussions regarding the height issue and their desire to, in some way, mitigate the issue, which is why we are here again today. Following the approval of the reserved matters application, the chair Ani Stafford-Townsend, commented that they "hope this condition will provide some comfort to residents". It was clear from the discussions that the intention of the members was to see a reduction to the land height in the worst affected areas.

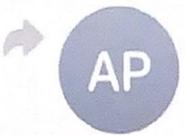
I am, quite frankly, dismayed to see the condition wording in front of you for approval today.

It is so vague as to be meaningless. It simply requires that land heights will be confirmed, pretty much as a done deal, with no requirements to reduce the current elevated land topography.

It also has the knock on effect of meaning that the number of accessible homes is no longer as promised.

This height issue has huge implications for so many people, including the accessible social housing allocation, that I would urge you to reject this useless condition.

It is an insult to committee members that BCC planning and development teams have paid no attention to your discussions and intentions on 1/9 and have returned to you with a condition that continues to allow them to steam roller ahead with the heights unchanged.



Amy Prendergast

01/11/2021

To: Katherine, Steve & 2 more... >



## Romney House question

Hi again Katherine,

The relevant separation distances can be seen below.



For 56 Danby Street this is as you say 14.8 at its closest point.

# Delivery Strategy

## ~~Policy BCS21~~

New development in Bristol should deliver high quality urban design. Development in Bristol will be expected to:

- Contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.
- Promote accessibility and permeability by creating places that connect with each other and are easy to move through.
- Promote legibility through the provision of recognisable and understandable places, routes, intersections and points of reference.
- Deliver a coherently structured, integrated and efficient built form that clearly defines public and private space.
- Deliver a safe, healthy, attractive, usable, durable and well-managed built environment comprising high quality inclusive buildings and spaces that integrate green infrastructure.
- Create a multi-functional, lively and well-maintained public realm that integrates different modes of transport, parking and servicing.
- Enable the delivery of permanent and temporary public art.
- **Safeguard the amenity of existing development** and create a high-quality environment for future occupiers.
- Promote diversity and choice through the delivery of a balanced mix of compatible buildings and uses.
- Create buildings and spaces that are adaptable to changing social, technological, economic and environmental conditions.

To demonstrate the delivery of high quality urban design, major development proposals with a residential component should be assessed against 'Building For Life' (or equivalent methodology). As a guide, development should aim to achieve the standards set out in the table below.

	To 2012	2013-2015	2016 onwards
All major developments of 10+ dwellings	Building For Life Good standard (overall score 14/20)	Building For Life Good standard (overall score 15/20)	Building For Life Very Good standard (overall score 16/20)

STATEMENT B5 – Gilbert

I'm writing on behalf of my husband and myself to add support to the submission made by Mrs Katherine Hill today regarding the RH application ref 20/05477/M.

We believe that Mrs Hills comments are accurate and we agree wholeheartedly with her grievances.

We agree and also believe that during the last planning meeting 1/9/2021, when asking questions to BCC officers, the committee members have been misled by the BCC officers responses. These include are but not exclusive :

-Back to back distances between houses. Not meeting the 21m best practice and the actual proposed as low as 14.8m

-The meeting of all conditions outlined in policy BCS21. Proposed two storey houses have been designed metres higher than necessary and on higher land topography exacerbating the massive overbearing issues due to height differential between land and ridge heights of the proposed development and our existing homes.

-BCC officer denial that plans could be redesigned.

Unfortunately in our opinion of the whole planning process is woefully inadequate . Residents are given the opportunity to comment in person during meetings and in writing on the reserved matters planning portals which we have done at every opportunity but when it comes to the crunch, if the committee can only hear from the BCC officers during final planning meetings giving misleading information it makes a mockery of all the concerns raised.

We therefore urge the committee members to consider all the previous comments made by the existing neighbouring residents and to look carefully into the evidence provided by Mrs Hill and others committed to the truthful facts being put forward before discussions are finalised.

Kind Regards

Mr and Mrs Gilbert

## STATEMENT B6 – Cllr James Arrowsmith

I am objecting to the change of conditions for two key reasons that I will outline in my objection. Firstly, the additional condition gives Goram Homes greater license to undermine the committee's sentiments and concerns over the current plans. Secondly, the wording is vague, inaccessible, and as such, runs against the principles that Bristol City Council claims to hold.

The committee may have approved the application in September; however, committee members were still critical and imposed a condition on the application. Although I do not believe that the original condition was going to be effective it did illustrate some of the concerns and sentiments of the committee. I hope the committee will stand by their words and remind Goram Homes that this is an imperfect application that requires scrutiny throughout the build and beyond.

The wording of this additional condition is not clear to councillors and residents, and is unacceptable. In Bristol City Council's Equality and Inclusion Policy and Strategy 2018-2023 on page 27 it is stated:

“We will develop and implement an accessible communications policy that sets good practice accessibility standards for the design and content of all council communications – corporate and service specific”

Vague, non-specific language does not meet the standards set out by the council and should be reworded so councillors can vote with confidence on the information they've received, but also residents are kept properly informed on the changes in their area.

I hope the committee will take these concerns into consideration and reject the changes to the application.

#### STATEMENT B7 – Cllr Heather Mack

I am confused by this returning to planning with no changes to the height after the recommendation from the previous meeting. I was alarmed by the changes to accessible housing – but I realise this was just a previous mistake about step free access.

As a new councillor for Lockleaze I have many things to consider in regards to this application. A large proportion of my casework has been housing issues - we are in a state of housing emergency in Bristol, with a severe lack of affordable and social housing. I am supporting numerous families in inappropriate housing in Lockleaze, therefore I support building more affordable housing. I also support a new local lettings policy which will mean those with connections to the area will be prioritised for these new houses. I also support house building on brownfield sites - I want to protect our precious green spaces, and protect and even increase biodiversity across the city - this is a good location for a new development. This development straddles a mass transit bus route, and is near good cycle routes. The site will be used to train local apprentices.

I object to the current proposal on a couple of issues: Building heights. The height of the houses adjacent to the boundaries with Cheswick and Hogarth seem to be unnecessarily high, without a good explanation given as to why these are bigger than neighbouring homes. The existing homes are 2 stories and 7.75m and the proposed homes are 9.5m. Ground height: The Aurora development was obliged to dig down to reduce the height of the houses, this was due to the overlooking of Stoke Park and the Frome Valley conservation area. I understand that now the trees are more developed, these new houses will be as hidden from the park as the Aurora houses at a lower level are. But I do have concerns about the new houses towering over the adjacent homes in Cheswick and Hogarth (when land height and building height are both considered). Availability of information: I have concerns about the accessibility and availability of local residents on this development - particularly around spot heights when the heights are so crucial to this development. I do acknowledge that the developers have been helpful giving us specific briefings and speaking to residents 1:1 to explain diagrams and give further information when necessary. Environmental standards of the houses: These houses are sadly not going to be built to be carbon neutral. We are in a climate emergency and this should be considered in all aspects of our work. With so many good examples of carbon neutral homes it is a pity this hasn't been applied. I have concerns about the road access and the increased traffic and parking issues on Hogarth road in particular.

There are a number of other features of this proposal I disagree with but were decided in outline planning, so therefore cannot be considered now, but I think it's important to mention them. The massing of the houses will impact neighbouring houses, and Stoke Park, and the gaps between new and existing houses are in some places quite small. As a local councillor I take representing the local community very seriously, and also various inequalities that exist that affect people's opportunities and ability to get their voice heard. We have heard from, and spoken to, residents from the Cheswick side of this development a lot, less so from the Hogarth Walk side - which has a far higher number of council tenants, who may feel less able to take part in this kind of consultation. We therefore knocked every door on Hogarth in the first week of August to ensure they have an opportunity to raise their concerns.

Following that we urge for there to be particular consideration of road and traffic issues on Hogarth following the development.

## STATEMENT B8 – Cllr David Wilcox

The people of Lockleaze desperately needs new affordable housing stock; we have new families contacting us every week asking for all sizes of social housing. The Romney House development will deliver 113 Social Rent and 33 shared ownership homes; this will go some way to providing these new homes, especially if we can allot these homes via a local lettings policy.

The Romney House site is ideal for house building - it straddles a mass transit bus route and is a brownfield site.

I am also happy to see that this site will train local apprentices to build future developments.

This planning application is at the reserved matters stage; Bristol City Council gave outline planning permission in November 2019, where there 21 objections, 5 comments in support of the application and 12 neutral comments. I was not a councillor for Lockleaze at that stage,

I would have asked for: a larger affordable housing ratio, that the houses should be built to a CO2 neutral standard and that a community building be added to the plan.

The proposed plans for the reserved matters application raise some concerns, and I will be objecting to them.

The two-storey building height is 9.5 metres, which is not in keeping with the building heights of both Cheswick Village and Hogarth Walk and might have an impact on the Stapleton and Frome Valley conservation area; it should be reduced to match the scale of those buildings. All two-storey buildings should be a maximum height of 8 metres.

Back to back distances between houses. Not meeting the 21m best practice and the actual proposed as low as 14.8m

The meeting of all conditions outlined in policy BCS21. Proposed two storey houses have been designed metres higher than necessary and on higher land topography exacerbating the massive overbearing issues due to height differential between land and ridge heights of the proposed development and our existing homes.