

Development Control A Committee Agenda



Date: Wednesday, 2 February 2022

Time: 6.00 pm

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

Distribution:

Councillors: Richard Eddy (Chair), John Geater, Paul Goggin, Fi Hance, Tom Hathway, Amirah Cole (substitute for Philippa Hulme), Chris Jackson (substitute for Steve Pearce), Ed Plowden and Andrew Varney

Copies to: Zoe Willcox (Director: Development of Place), Gary Collins, Matthew Cockburn, Laurence Fallon, Stephen Peacock (Executive Director for Growth and Regeneration)

Issued by: Jeremy Livitt, Democratic Services
City Hall, PO Box 3399, Bristol BS3 9FS

E-mail: democratic.services@bristol.gov.uk

Date: Tuesday 1st February 2022



Agenda

8. Public Forum

Up to 30 minutes is allowed for this item

(Pages 3 - 47)

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

Questions - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in this office at the latest **by 5pm on Thursday 27th January 2022.**

Petitions and Statements - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest **by 12 Noon on Tuesday 1st February 2022.**

Members of the public who wish to present their public forum statement, question or petition at the meeting should register their interest by giving at least two clear working days' notice prior to the meeting by **2pm on Monday 31st January 2022.**

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.

11. Amendment Sheet

(Pages 48 - 57)



**List of People Requesting to Speak – Public Participation – DC A Committee –
6pm on Wednesday 2nd February 2022**

**DEADLINES: 5pm on Thursday 27th January 2022 (Questions) and 12pm on
Tuesday 1st February 2022 (Statements)**

Fulford House, Fulford Road

A1 – Fergus Sykes, Pegasus Group

A2 – Councillor Kerry Bailes

A4 – Sally Stoneman

A6 – Marie Werrett

A7 – David Pyne AUDIO RECORDING

A13 - Councillor Tony Dyer and Councillor Christine Townsend

Cambridge House, 34 Cambridge Crescent

B1 – Mark Sennitt

B3 – Councillors Steve Smith, Sharon Scott and Geoff Gollop

B4 – Hilary Long, Westbury on Trym Society

Public Forum

D C Committee A

6pm on 2nd February 2022



1. Members of the Development Control Committee A

Councillors: Richard Eddy (Chair), Paul Goggin (Vice-Chair), Fi Hance, Andrew Varney, John Geater, Tom Hathway, Amirah Cole (substitute for Phillipa Hulme), Chris Jackson (substitute for Steve Pearce) and Ed Plowden

2. Officers:

Gary Collins - Development Management, Zoe Willcox, Matthew Cockburn, Laurence Fallon, Jeremy Livitt

Statements/Petitions			
Statement	Request To Speak Made	Name	Application
A1	R	Fergus Sykes, Pegasus Group	21/02835/F – Fulford House, Fulford Road
A2	R	Councillor Kerry Bailes	“
A3		Kamlesh Patel	“
A4	R	Sally Stoneman	“
A5		Nigel and Sally Stoneman	“
A6	R	Marie Werrett	“
A7	R - Audio Recording (agreed by Councillor Eddy due to disability)	David Pyne	“
A8		Sylvia Doe	“
A9		Sharon Werrett	“
A10		Chris Faulkner Gibson, Campaign for Real Ale, Bristol and District Branch	“
A11		Michelle Williamson	“
A12		Darren Batchelor	“
A13	R	Councillors Tony Dyer and Christine Townsend	“
A14		Rachel Werrett	“
A15		Kevan Fenlon	“
A16		Mervyn, Fulford Road	“
A17		Gloria, Fulford Road	“
B1	R	Mark Sennitt	20/05326/F – Cambridge House, 34 Cambridge Crescent
B2		Dr James Cross	“

B3	R	Councillors Steve Smith, Sharon Scott and Geoff Gollop	“
B4	R	Hilary Long, Westbury on Trym Society	“



STATEMENT NUMBER A1

Statement of Fergus Sykes, Associate Planner at Pegasus Group, to Development Control Committee

Project Name: Fulford House, Fulford Road, Bristol
Reference: 21/02835/F
Date of Committee: 2nd February 2022

Dear Councillors,

The application before you is for the conversion of a vacant public house to 2 large Houses in Multiple Occupation.

The public house has been closed for a significant period of time and has been marketed throughout this time, in line with the Council's guidelines, but no parties have expressed serious interest or provided an offer to reuse this as a pub or an alternative community use.

Furthermore, it is no longer viable to continue running the property as a public house as evidenced within the viability and marketing report and therefore the loss of the public house is compliant with the relevant planning policy in this instance.

The pub has experienced a number of issues in the past relating to anti-social behaviour and disturbances which is one of the contributing factors to its closure.

The proposed HMO properties will provide rooms for young people who are looking to find independent accommodation and this form of accommodation offers a more affordable and flexible location. Furthermore, individuals sharing homes can have positive social benefits for the occupiers.

In addition to this, the proposal will provide a form of housing helping to meet the Council's housing needs and potentially allowing for the release of existing properties in HMO use to family homes.

The proposed rooms will be of a good size and meet the Council's licencing requirements and there will be a generous outdoor amenity space for the HMO properties, providing the future occupiers with a good living environment.

A management plan has been submitted setting out measures that will be in place to ensure any noise and disturbance is kept to a minimum and to help ensure occupants are mindful of their neighbours. Tenancy agreements will only allow for 1 individual per room to permanently reside at the site.

Notwithstanding this, it is important to note the previous use of the site as a public house could have attracted many more people onto the premises.

The proposal includes 7 car parking spaces on-site. A parking survey has been carried out and established that there are a number of available on-street spaces within easy walking distance. As such, there is adequate parking to serve the proposed development. A fully policy compliant level of cycle storage is included.

Please support our application to provide additional living accommodation at a previously developed brownfield site within the Bristol urban area helping to provide a small contribution towards the Council's housing targets.

Your faithfully
Fergus Sykes

Application 21/02835/F - STATEMENT NUMBER A2

Attached is a statement I wrote regarding another local planning application, my viewpoint remains the same; **“Withywood, Hartcliffe and Knowle has been a place of degeneration, stigma and unwarranted stereotyping for as long as I can remember; We need mixed, balanced, sustainable, communities where people feel safe, where we can live and work alongside one another, where children can play and learn, a place where families can grow.”** “I ask you as a local resident and active community member to; reconsider this application, to future proof south Bristol and prevent a relapse of degeneration and stigma once the building programme ends. Give us housing but give us amenities too, school placements, green open spaces, parks & recreational spaces, Doctors surgeries, Banks, pubs, restaurants, shops, offices, joint community & commercial/corporate business premises, hotels in addition to other places of employment and community development and ownership; bridge the employment opportunities between the more affluent areas of Bristol such as Clifton, Cotham and Redland, where job prosperity and life expectancy are far greater than in Hartcliffe; Give us hope that the necessities of life will survive beyond the building sites, help us truly thrive but not just through housing, through education and the generation of local sustainable job opportunities.” “Our community can be improved by means of expansion, aspirations attained in conjunction with the right plan that includes generations of job opportunities that sit alongside newly built housing developments.”

Over the years, the BS13 area alone has lost so many pubs to housing developments: these developments include sites where; The Red Heart, The Gatcombe, The Harriers, The Mendip Gate, The Woods, The Rising Sun and The Golden Cockrel once stood, this is reflective of other areas of Bristol where pubs have been lost to housing developments, but where pub conversions have been used to gentrify the area, in Hartcliffe we do NOT have the historic value other pubs pertain to gentrify OUR area. So many pubs have been lost in the community that it now means residents will have to walk an unacceptable distance to get to their nearest pub; the BS13 area used to consist of three separate wards, under the old boundaries, this would mean that Hartcliffe would have one remaining pub, Withywood would be left with **none** and [Bishopsworth](#), the more affluent area within the BS13 boundaries would be served by two local pubs within walking distance of each other. It is roughly a 25-minute walk from the [Hartcliffe Inn](#) to the [Queens Head](#)

[pub](#) (Bishopsworth) and a 30-minute walk from the Hartcliffe Inn and the newly named [Tythings pub](#) (Bishopsworth). The new boundaries now integrate [Hartcliffe and Withywood](#) wards, concluding that Hartcliffe & Withywood would only have **one** pub. Even with two pubs in the neighbouring ward of Bishopsworth, the distance between all three is more than most can manage. Neither The Hartcliffe Inn nor Queens Head Pub is particularly welcoming to women, members of the LGBTQ community, or other minority groups.

Not only have we lost so many pubs to housing but other community assets, churches or places of worship. The [Tenants Centre](#) on Gatehouse way was a thriving community hub where local services such as The Teenage Parents Project helped reduce the number of teenage pregnancies when Hartcliffe had the highest teenage pregnancy rates in the whole country. The Tennants centre has recently been a haven for the homeless but currently is not in use. The BS13 area has also seen several schools close, Redhouse School was closed, left unused by the community before being demolished and replaced by housing for vulnerable people with health and social care needs. The derelict site where Whitehouse School was, has planning permission for yet another Fee-Paying Members only club. The development of the [St Bernadette rugby club](#) has been held up by the rising costs of building materials and labour due to the pandemic, so it may not be built for several years. It was also previously considered for housing; the council has offered no assurance that the derelict school site and playing fields will not be reconsidered for more housing. St Pius school closed last year; no doubt this will also be considered for housing like St Andrews Church. This church used to be a vibrant part of the community, where young people attended Boy's Brigade and Girl Guides, where local people could meet for a coffee or see a Cabaret show performed by local people from all walks of life. Bristol City Council's Community Buildings Audit also lists the following buildings as community facilities:

[The @ Symes Centre](#), [The Hartcliffe Community Farm](#), and [The Gatehouse Centre](#).

Several churches provide community facilities of one kind or another ([St Peters Church](#), The [Withywood Centre](#) also include a church and other community facilities). While these are all important and valued community facilities, they are quite different and serve distinct functions to pub use.

Although every available space has been developed for housing in the area already, not much has changed here; crime, including anti-social behaviour, misogyny & sexual transgression, remains the same. Social insecurities such as drug and alcohol misuse, food and energy poverty and job opportunity remain

the same. Building so much housing has not provided a balanced mixed community, sustainable job or educational opportunities, nor has it raised the aspirations of generations of people living here. Potentially losing the Fulford House as a pub has only “kicked the can down the road,” undesirable clientele has infiltrated the much-loved [Willmott Park Bowls Club](#), thus pushing out its longstanding members, respectful members of the community. The Bowls Club has never had a bad reputation, least of all a history with drug use on their premises. The few members-only drinking establishments left are now under pressure to provide a safe and inviting place for local people to socialise; it is unsustainable not to expect them to continue to falter under the current recession brought on by the pandemic. Profits in the remaining pubs and members-only clubs are at an all-time low, so to expect them to provide the same level of service without putting their membership fees and general pricing up to cope with the cost of renovating and redecorating due to overuse but also expenditure hikes caused by the pandemic is unreasonable. Local people have also been hit by the pandemic financially, and many were not eligible for government furlough payments or business grants. People deserve a pub to relax and enjoy a beverage, with most of them being members-only clubs; it implies that other people are not welcome to drink or socialise in the area, which only adds to the unwarranted stigma and stereotyping that we are a closed community where outsiders were not welcome, this is not the case. It is clear from the statements submitted to the Bristol City Council Planning Portal and local Facebook group “[The Future of The Fulford Pub](#)” That residents do not want the HMO (Housing of Multiple occupants) in place of the Fulford house. One contributor to the Facebook group, Neil McKay, commenting in December 2021, said: **“I note that the viability report states that the property has been marketed for more than a year, with no offers, which is commonly considered to be a minimum requirement to demonstrate that a property is no longer viable for its existing use. However, it should be noted that the period in question was during the height of the pandemic, with multiple lockdowns. This was clearly an exceptional year, and does not reflect normal trading conditions. The evidential value of the marketing undertaken during this period is therefore questionable. Previous trading records are also provided, which clearly support the claim that the business was not financially viable. However, this does not preclude the possibility that business could be run to a profit by a different owner, with a revised business model and fresh investment. Nor does any of the financial information provided bear on the question of the viability of the premises for a non profit community use.**

Much other detail in the report is highly subjective, or not relevant. For example, the number of pubs in the area is described as 'vast'. I would be surprised to find an unbiased observer agreeing with this claim, however, the term has no defined meaning, so cannot be given any weight. A more rigorous, objective analysis of the potential demand and current provision is required in order to assess the possible future viability of the premises. This should also include consideration of community uses beyond a traditional pub.

The report also claims that the clientele will have adopted other pubs as their locals by this point. This may be the case, but is again entirely unsupported by any evidence, and impossible to objectively assess..”

Mr McKay has made some valid points; I am sure you will agree.

Having spoken to the applicant, it is evident: that Mr Milkins does not have the financial recourse to make this application successful, build the HMO or build any housing on this site, he does not have the money to develop the site beyond running it as a pub. Every available space has already been used to build housing; the HMO will not attract the type of tenants required to provide a mixed balance in the community. The applicant does not have the money to develop the site to a high enough standard to rent the rooms out to working professionals or those with a high enough annual income to provide accommodation to bring about the right kind of change this community rightly desires. We will end up with more vulnerable people living there; we already have enough vulnerable people and not enough services or amenities to cope with demand. We need a pub much more than accommodation for people with high support needs. Newly built housing developments surround us, one example of this being [Keepmoat homes](#) on William Jessop way in Hartcliffe that local people lack the wherewithal to buy or rent. This HMO will do nothing for us as a community. The pub was open intermittently during the pandemic; before the pandemic, local people traditionally used the pub as a place to meet with friends, relax and enjoy themselves. Having previously been a drinker in the pub, I know that drinks are sold below the pricing set in any other pub (where else can you buy a can of Natch for £1!). With the proper pricing and new management, it could once again be thriving and profitable. I do not believe that the applicant has adequately demonstrated insufficient demand for a pub or other community use on this site and am firm that the loss of this building for community use would have a significant adverse effect on the amenity of the area.

Previously, I wrote to the committee as a resident born and raised in Hartcliffe; I now write as a Councillor who lives in the ward to oppose this planning application and fully support my community. We already have enough vulnerable people housed in inadequate housing in Hartcliffe, and local services are stretched beyond demand, even more so due to the pandemic. Rooms in HMOs are rented to those who can least afford it at extortionate weekly rents; rooms are tiny, quality of life is low for residents and the only persons that benefits are the proprietor or developer. If this pub closes, the community will have only one nonfee-paying drinking/entertainment establishment. We need a pub where families can take their children, enjoy entertainment, and socialize.

We have already lost too many pubs in the area; we cannot lose any more. None of the local drinking establishments serves hot, healthy meals; we need to keep the community going long after the pandemic has ended. Taking away this much-loved pub not only demoralizes the community spirit but sets a precedent that we have no choice in the future of our community. We must ensure that the community participates in this process. I want to see the pub improved, kept as an entertainment establishment and pub. If refurbished to a high standard, with the proper management, the community could benefit from a pub for all residents, a place where children could have a meal with their parents and wider family—an entertainment venue where people from around the city could enjoy an evening out. We, as a community, have lost more than we have gained. With fifteen thousand people on the Council housing waiting list, housing is needed everywhere in Bristol; building additional Council Housing would be more acceptable than converting the pub into the HMO. We have nowhere else to build housing without causing the community more detriment; for all these reasons, I do not believe that the application meets the requirements of policies BCS12 or DM5. I think the application should be refused. And The applicant is invited to submit further evidence to support his claim that the site is not required or viable for community use or encouraged to explore an alternative scheme that retains the community use as part of any redevelopment.

STATEMENT NUMBER A3

Dear Councillors

As the owner of the local convenience store and post office, on Fulford Road I wanted to write in to say that I fully support the application to convert the vacant public house to 2 large houses.

The pub has not been running for a period of time and experienced a number of issues in the past relating to anti-social behaviour which led to its closure.

The conversion to 2 large houses will provide rooms for young people to rent and will bring people to the area which will be good for local businesses.

It is therefore hope you will support the application.

Kind Regards

Kind Regards

Fulford News Ltd

101-103 Fulford Road

STATEMENT NUMBER A4

I have lived and worked in Hartcliffe for over 20 years and it is true to say it has its issues around crime, ASB and poverty. Hartcliffe is one of the poorest wards in Bristol. It has poor social and economic infrastructure – not enough doctors, dentists and other forms of social and physical support services and yet, it has a huge population of vulnerable, elderly and socially disadvantaged people living there.

The proposal to remove, what was a community resource and exchange it for 22 cramped bedrooms to accommodate 34 vulnerable and socially disadvantaged people beggars belief. Fulford Road is full of families and older people, many of whom have lived there for decades and a 34 person HMO is NOT what my area needs.

I urge the council not to confirm what many in Hartcliffe believe – that they are powerless to speak up, that their voice will not be heard and make no difference. Over 100 residents objected to this application – I urge you to prove us wrong. Listen to us – do the right thing for Hartcliffe and deny the change of use and the HMO application.

Kind Regards

Sally Stoneman

STATEMENT NUMBER A5

Objection to planning ref: 21/02835/F - Fulford House

We are submitting the below objection to the published recommendations for permission to change the use of the above public house and consequently the development of a 34 person HMO. Let's be clear they refer to it as a 2 x 11 room HMO but the reality for the local community is a 34 person HMO.

We have lived for over 2 decades in our home adjacent to the Fulford House. It is true to say it has been, on occasion, problematic and a draw for Anti-Social Behaviour (ASB) and crime in our area, however it is by no means the only cause. It would seem that the Council is proposing to replace one magnet for another. As an area Hartcliffe is one of the most deprived wards in Bristol and nationally it is in the bottom 10% with widespread poverty, lack of employment and crime hotspots. What the people of Hartcliffe deserve is improved infrastructure, decent housing and to live in an area that has a positive effect on their lives.

The area around the Fulford House is a residential street filled with young families and older residents, many of whom, have lived there for many years. A massive 34 person HMO is incongruous with the surrounding housing stock. Bristol City Council (BCC) wants a varied stock of housing types but there are other types of social housing that would be more appropriate for this area.

I would appreciate BCC supplying information on large and unwieldy HMO being supported in Clifton, Westbury or other more affluent areas of Bristol.

Over 100 residents put in an objection to this planning application and in an area traditionally known for poor engagement, this shows the level of local distress and unhappiness with this change of use for this property.

Local councillors need to listen to their communities as our Councillor Kerry Bailes has and respond to voice their discontent. We have read Kerry's submission carefully and wholeheartedly agree with what she has raised. Her comments encompass how the local community is feeling at the moment and what Bristol City Council need to do to support them to take a more active role in the future of their neighbourhoods.

BCC have a duty of care to all residents in Hartcliffe to stop this potentially catastrophic development from escalating ASB in an area that is already feeling forgotten and abused by their local representatives who are supposed to be fighting for them. The owner and developer are purely thinking of the financial gains they can make – BCC need to step up and think of us and the effect on our lives.

Sally & Nigel Stoneman

113 Fulford Road

STATEMENT NUMBER A6

Public Forum Statement

Application No. 21/02835/F : Fulford House Fulford Road Bristol BS13 0AD Development Control Committee A – 2 February 2022

I object to the proposed development for the following key reasons which hopefully will be taken into consideration in the decision making process:

1. Level of Objection From The Community

There were 112 written objections to this planning application from the public during the consultation process raising concerns over this development. A list of these objections is given on the Council Planning Website.

2. This Development will not Benefit the Local Community

Section 8 of the National Planning Policy Framework (2021) addresses the issue of 'Promoting Healthy Communities' and that 'the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities'

Bristol Local Plan - Site Allocations and Development Management Policies - (Adopted July 2014) section DM2 states that any development should create or contribute to a safe, attractive, high quality, inclusive and legible public realm that contributes positively to local character and identity and encourages appropriate levels of activity and social interaction.

Any proposed development should benefit the community by supporting the areas health, safety and social well-being. The level of objections show the strength of feeling in the community against this proposal. A HMO of this size with bedsits is likely to attract a more transient population in Fulford Road and as a **result is likely to adversely affect the community engagement for existing residents**. Other public houses in the area have been turned into family houses or self contained flats e.g. the Red Hart and the Golden Cockrell, which most people were expecting to happen for the Fulford which would be more acceptable for the current residents which are mainly young families and older people. It seems that an offer was received during the marketing period, which was from a developer looking to convert to residential use but this was rejected as it was considered too low. Post pandemic there could be other more acceptable offers. Developments of this type and size will only demoralizes the community spirit and will set a precedent that the local people have no choice in the future of our community

2. Fear of Crime

Section 4 adds that development will be expected to reduce crime and the fear of crime by creating a well-surveyed public realm that is well managed and cared for.

The National Planning Policy Framework (adopted February 2019) also requires that crime and disorder and fear of crime be considered in the design stage of any development. Although the police report has not expressed any opinion on whether this development will increase crime levels their report shows over 408 incidents in a recent 12 month period within a 400m x 400m area centred on the site of which over 50% were for Anti-social behaviour, over 20% were for violence against the person and over 10% were for public order offences with the rest attributable to criminal damage, drug offences, robbery and burglary etc. A street check website, also suggested 558 crimes within half a mile of Fulford Road for the 3 month period Mar 21 to May 21 of which 70% related to Anti-Social Behaviour, Public Order or Violent crimes.

In a deprived neighbourhood such as Hartcliffe bedsits such as these are not likely to attract professional people but more likely to attract some undesirable characters with their own individual problems which is likely to significantly increase the high crime and anti-social behaviour in the local vicinity. There is also a high level of drug use in the area. This development will increase the fear of crime amongst the existing residents which has been expressed in the consultation period which is contrary to the NPPF (2021) which states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

3. Increased Noise and disturbance.

Policy DM2 confirms that, amongst other things, proposals for new buildings to be used as houses in multiple occupation and other forms of shared housing will not be permitted where the development would harm the residential amenity or character of the locality as a result of levels of activity that cause excessive noise and disturbance to residents.

The City Council Pollution Control Officer has commented that "It would appear likely that being in residential use the premises would cause less disturbance to local residents than the previous public house and that the proposed management plan indicates that the property will be suitably managed which should in turn help to minimise any disturbance to nearby residents".

Unfortunately, local residents have a different view as evidenced by the consultation.

There is likely to be increased noise and disturbance resulting from this development particularly if it houses people, who for no fault of their own, are out of work as unwelcome groups will gather in addition to any visitors to the site. There is more likely to be more disturbance throughout the day and night unlike when it was a public house when noise was mainly experienced on the evening at weekends. With two large HMO's accommodating up to 34 people with potentially different lifestyles to the existing community this can give rise to increased levels of activity surrounding such developments particularly if communal unhealthy large groups form which will not be acceptable to local residents.

4. Management of the HMO's.

The City Council Pollution Control Officer states that "it is probable that the property can be suitably managed and there are provisions under the housing acts to require this"

The public consultation has expressed concerns over this and that despite the annual licensing requirement and any licensing conditions this particular HMO's is unlikely to be well managed and will suffer from a lack of investment necessary to maintain such a development (which is the same case as the public house). Based on the historical issues with the management of the establishment as a public house over the last 22 years the landlord is unlikely to take the necessary steps required to deal with any anti-social behaviour that is likely to arise from any occupiers and/or visitors to the property. The plans have clearly been developed to maximise the rental income for the landlord without any regard for the wellbeing of the community or the immediate neighbourhood. There could be a mix of occupants, despite legislation over HMO licences with people references etc, some of which are likely to be undesirable characters and any such development will attract similar unwanted visitors to the property. There have been stabbings, shootings and vehicle motorbike deaths in the immediate vicinity and what seems sometimes to start as relatively minor incidents can quickly escalate in the wrong environment. The council will obviously have records of these incidents over the years. The application itself states that one of the reasons for the closure of the public house was the increasing anti-social behaviour and the inability to control this.

Unfortunately for some residents including statements on how to be a good tenant and neighbour linked to tenancy agreements is just not enough and without a strong and firm management plan this is likely to turn into a very undesirable development and create ongoing problems for the future for the residents, council and police. Any such development will adversely impact the neighbouring amenity.

Whilst it is noted that there is an increasing need for housing in Bristol there are several existing developments e.g. the Imperial Apartments at Parkview Campus in Whitchurch Lane (studios and one / two bedroom apartments) with a defined and well managed lettings plan, Hengrove Park and Hartcliffe Campus. Large HMOs may be suited to areas with a high student population but it is unlikely, despite the annual licensing requirement, that these HMO's will be well managed. Problems I understand are also being experienced at the Imperial Apartments which has I believe on site security. Although the Fulford House will be smaller I suspect it will not have the luxury of on site security.

5. Density of the HMO.

Although the Planning application mentions that there are no other HMO's in the vicinity and as a result it meets the < 10% target of dwelling stock and the room specifications are in line with the planning guidelines it also mentions that there are c.75 existing surrounding residential properties (c.150 adults if 2 per house assumed). The two large HMO's proposed could house a maximum of 34 people if fully let which would account for almost 25% of the immediate community. It is unclear if permission is being sought for 22 sole occupancy bedrooms or multiple occupancy for the 12 double rooms proposed in addition to the 10 single bedrooms which would give rise to maximum occupancy of 34 people. Can this be clarified please ?

The density and size of these HMO's are therefore not suitable to the current residential area as it will materially alter the character of the street which is contrary to policy DM2 which states "a worsening of existing harmful conditions".

6. Insufficient Car Parking / Traffic Generation.

The additional parking survey that has been undertaken by the applicant is completely inadequate in terms of its assumptions. It fails to realise that you cannot safely accommodate street parking on both sides of the carriageway due to its narrow width and this therefore reduces the available number of on street parking spaces and would encourage parking on footpaths and grass verges. Such a report is not a good indication of the consideration given to the neighbouring community regarding this development.

Although based on a general car ownership level of 0.5 cars per bedroom for a HMO which would mean 11 cars would need to be accommodated with 7 on site and 4 to be found on the street which the TDM has suggest can be safely provided and therefore would not appear to be contrary to chapter 9 of the NPPF or policy DM23 of the Bristol Local Plan in respect to vehicular parking local residents have a different view. This would also exclude visitors to the site.

Transport links are limited for the area so a large proportion of occupants are likely to own cars and the ratio of car ownership may well be higher. The current public house currently has a very steep incline to enter the existing parking area and as a result of this many people have over the years not used the current establishment's car parking facilities and this behaviour will continue if it becomes a HMO with no one policing the plan to use the 7 on site parking spaces. As a result majority of residents will continue to park on the street.

Fulford Road already has a small rank of shops adjacent to the development and even with the pub currently closed there are car parking issues in this particular spot with people parking on the pavement and grass verges to allow other traffic to get past over the anti speeding humps so this development is likely to increase the traffic flow and make the road unsafe for children and elderly people passing to get to the shops. Increased traffic on an already very busy road with access via a steep incline that no one really uses will do little to improve the road safety for local residents.

I have attached a few pictures at Appendix A taken a midday one day and c.10pm one evening which shows the current parking problems even with the public house currently being closed. The pictures are in stark contrast to the one submitted in the planning survey and as you can see if use is not made of the proposed on site 7 spaces the road will struggle to safely support 4 or more additional cars in the immediate vicinity and from local knowledge people tend to park on the grass verge where they can see their cars rather than an alternative street for fear of vandalism to cars etc .

Despite the provision of cycle spaces (cycles tend to get easily stolen in Hartcliffe).

7. Loss of an established public house

Although the application states that the pub is not economically viable it has been operating as a pub for over 55 years since the Hartcliffe estate was formed and has only been closed since the pandemic. Any marketing and business evaluations for pubs during a pandemic are unlikely to be positive. Although it is acknowledged that demand for some public houses are in decline other pubs in the wider community are very popular and continue to successfully operate. The application implies that an increase in anti-social behaviour is also one of the reasons for the closure of the pub but successful management also plays a part in any successful business. It is only one of two pubs in the area. Different residents have different views but evidence suggests it has become unviable we need something better in it's place to benefit the wider community e.g. family houses.

8. Loss of privacy - Although the exterior of the public house will not materially change, the proposals do seem to include a few additional windows at the rear of the East elevation which are likely to look straight into some gardens. Some of these residents already see various unwelcome items in their gardens e.g. syringes, needles and knives.

9. Recycling / refuse facilities

Would also suggest that any recycling / refuse facilities are in secured lockable units to avoid local youths setting fire or emptying them

I have lived in the area for over 30 years and have experienced the issues with this site. Despite moving to Whitchurch I have strong family links to the immediate area and am very concerned about this planning proposal. I also feel that the above factors are important to other residents and to people considering a move to this location and would ask that these comments be taken into consideration in any planning decision.

A HMO is unsuitable for this area as any likely benefits are far outweighed by significant adverse impacts. I would strongly recommend that the council reject the proposed plan.









STATEMENT NUMBER A7

Application No. 21/02835/F : Fulford House Fulford Road Bristol BS13 0AD

Development Control Committee A " 2 February 2022

I'm objecting on behalf of my 89 year old Mother in Law Iris Bird who is registered blind and is also deaf and is unable to object in person so has asked me to do so on her behalf. She lives very nearby in Fulford Rd and is very unhappy about a 34 person HMO dwelling in an area that is unsuitable for such. The local community around this development comprises approx. 150 people a largely family residential area. With a mixture of family homes with young children and older members of the community and is not viable for such a large influx of people in such a small property as:

1. The probability of noise and disturbance resulting from its use is extremely likely.
2. The additional traffic generation is going to be very heavy in an area unsuited for it with lots of young children and old people about as the local shops are right next door to the building.
3. Adding an additional 34 people to a local community of approx. 150 will put a huge strain on an already strained infrastructure with Doctors Public transport and refuse collection being just three of them.
4. The space for parking, loading or turning is totally inadequate with only 7 parking spaces for a dwelling housing 34 people with 12 double rooms and 10 single rooms in an area where public transport is very poor so car ownership is high. The road parking is at the moment already so heavy that people park on the verges and have to park wheels on the pavement to allow traffic to get past.
5. The safety of children and old people visiting the shops due to the restricted visibility by even more parked cars will feel inevitably cause accidents.

The above reasons in her opinion means this type of accommodation would not be suitable addition to improve the area and makes this application totally unsuitable and she respectfully requests the planning department takes the above into account when making their decision.

STATEMENT NUMBER A8

31/1/22

Re: 21/02835/F Fulford House, Fulford rd, BS13 0AD.

Dear Cllrs,

Re. the above application.

The approval of this application would be disastrous for this area, it is already one of the most socially deprived areas in Bristol. Suffering from a high level of anti-social behaviour, substance abuse and open drug dealing being commonplace.

Within a mile you have the "Imperial Appartments complex" which already seems to be stretching the resources of the local police department having read that they were called to the complex over 200 times in the last year.

Are you prepared to sanction increases in police numbers to maintain public order? With the current constraints on the monetary purse I am sure the answer would sadly be no.

This plot would be ideal for 2/4 affordable houses in keeping with the rest of the road.

There is insufficient parking available for the proposed numbers of people due to reside there.

As far as the basic planning physical situation is concerned it may be possible to convert this establishment into the desired accommodation, but is it in the interests of the wider environment? And will it cause more problems than solutions?

Thank you,

Dictated by and written on behalf of Mrs Sylvia Doe (85), 109 Fulford rd.

STATEMENT NUMBER A9

Dear Sir / Madam

I am objecting to this planning proposal in my public forum statement for the following reasons :

a) Crime is high in the area and tenants in such a development are likely to be short term which could increase the already high crime rates and anti-social behaviour in the area particularly when the residents also have multiple friends that will visit the development. The police records will support the high level of crime in this area. This will not benefit the wider community or the local residents some of whom are already frightened to go out at night.

b) With the rank of shops adjacent to the pub the road is already very busy. The additional traffic that this will generate will make this road unsafe for passing children and elderly people as people will be parking on both sides of the road

c) There is likely to be more disturbance at night as well as in the daytime from the tenants and any visitors compared to the pub which was only really noisy on a Friday or a Saturday evening. With high unemployment in the area increased noise and disturbance during the day and at night is a real concern

d) This will have a serious negative impact on our local community. It will not be of benefit for the area which mainly comprises families and older people. Family houses or self-contained flats is a better option

e) Not likely to be well managed and give rise to ongoing problems with the police, council and for residents as is being experienced at the larger Imperial Apartments in Whitchurch Lane where apparently there have been over 200 visits by police and this has a defined and well managed letting plan and on site security which the development of the Fulford House pub will not have If the above can be taken into consideration before any planning decision is reached that will be most welcome.

Yours Sincerely

Sharon Werrett

21/02835/F: Change of use from public house (Sui Generis) to 2 no. 11 bedroom HMOs (Sui Generis); associated external works, bin storage, car and cycle parking.

Fulford House, Fulford Road Bristol BS13 0AD

Statement to Committee - STATEMENT NUMBER A10

1. General

- 1.1. The Bristol & District Branch of CAMRA objects to this application.
- 1.2. BCC's Management Development policies include DM6, relating specifically to pubs. It sets out the conditions that must be met to justify the loss of a public house: either on the grounds of viability or that sufficient alternative provision exists within reasonable walking distance.
- 1.3. The applicant's agent, Pegasus Group, have helpfully confirmed that they regard reasonable walking distance as 'between 400-800m (5-10 minutes)' and that:

'...there appears to be only one other public house (The Hartcliffe Inn), so it is not considered that there is necessarily a 'diverse range' of public house provision within the locality'.
- 1.4. They conclude:

'As such, in order to comply with the relevant local planning policy, evidence will need to be provided to demonstrate the pub is no longer economically viable.
- 1.5. Pegasus Group provide no further evidence or opinion on the viability or otherwise of the Fulford House but instead refer to the 'Viability & Marketing Report' submitted by James A Baker.

2. Viability

- 2.1. DM6 states that it must be clearly shown that the business is not – *or could be* – viable. Past difficulties are not conclusive evidence of future non-viability, and it must be shown that there is no realistic possibility that the pub could become viable.
- 2.2. DM6 requires a detailed analysis of past and potential future trade and references the CAMRA viability tool, setting out the aspects that should be addressed, under 11 separate

headings and states the results of the analysis will be sent for independent verification, with the applicant bearing any costs.

2.3. *The applicants have not provided this. A key requirement of DM6 has therefore not been met.*

- 2.4. The 'Viability & Marketing Report' includes a very general description of the national situation affecting the licensed trade and is almost word-for-word the same as has appeared in other reports submitted by James A Baker in respect of other pubs.
- 2.5. If the general circumstances as presented in the report are evidence that the Fulford House cannot be viable, then logically this must apply to all other pubs in the UK. To claim there are no viable pubs in the whole country is absurd.
- 2.6. It is not until page 9 (of 13) – threequarters the way through – that there is any substantive content directly relating to the Fulford House.
- 2.7. The report presents a summary of the last three years trading accounts which purport to show the return was insufficient to provide the owner with a living, with the last year apparently being the first year of the Covid-19 pandemic.
- 2.8. However, in the absence of more detailed information showing the full composition of the operating costs it is not possible to assess the true position. The limited information provided is insufficient to be conclusive.
- 2.9. Similarly, in the absence of a detailed analysis of potential trade against the CAMRA viability tool, it is not possible to assess the degree to which the business might be made profitable.
- 2.10. We note the references to crime and anti-social behaviour. This is clearly a serious issue but is not unique to this location and CAMRA is aware of several examples of this being successfully managed and affected pubs being turned around – the Bevenden, situated in a large council estate near Brighton and now owned by the local community being one.
- 2.11. The report outlines the marketing exercise undertaken and uses the failure to sell the pub as further evidence it is not viable. However, as the marketing has been carried out during the Covid-19 pandemic it is hardly surprising

3. Alternative Provision

- 3.1. The optional test of policy DM6 is to show there is suitable alternative provision within reasonable walking distance of a diverse range of pubs that will, collectively, meet the needs of the local community.

- 3.2. Although the Pegasus Group have stated they do not believe this to be the case, the James A Baker report claims there is.
- 3.3. The Hartcliffe area is, astonishingly, described as a 'small' suburb. It is of course nothing of the sort.
- 3.4. A list of 10 other premises is provided at 6.02.

The closest is St Bernadette's Rugby Football club. This is a club, and access is via paid membership. It is not a public house and must be discounted.

The next, at the top of the 800m limit, is the Hartcliffe Inn. For anyone living to the north of the Fulford House this will be significantly further.

All the remainder are significantly further away than can possibly be regarded as within reasonable walking distance and must be discounted.

- 3.5. With only one other pub in the locality, the second test of DM6 (for a range of pubs in the locality that can collectively continue to meet the needs and expectations of the whole community) is not met, as already agreed by the applicant's agent, Pegasus Group.

4. Conclusion

- 4.1. It is clear the requirement that 'A diverse range of public house provision exists within the locality' is not met.
- 4.2. We do not believe the case for non-viability has been conclusively made.
- 4.3. We support the views of the Ward Councillor, Kerry Bailes, who states

'If this pub closes its doors for good, Hartcliffe will be left with just 1 drinking establishment. Enough has now been taken away from the residents. We need places to socialise as much as we need truly affordable council housing'.

- 4.4. **We submit that this application is incompatible with Bristol City Council's planning policies, is against the interests of the local community and should be refused.**

Christopher Faulkner Gibson, on behalf of the Bristol Pubs Group Committee, Campaign for Real Ale, Bristol & District Branch

31/01/2022

STATEMENT NUMBER A11

I am objecting to this planning proposal in my public forum statement for the following reasons:

1. Crime is high in the area as evidenced in the feedback from the police who have documented around 400 counts of crime within a 400 metre in the last 12 months, including 207 ASB and 86 Violence Against the Person. Such an HMO is likely to attract short-term tenants who may potentially add to the already high crime rate and anti-social behaviour in the area, particularly when the residents are likely to congregate in the communal living room facilities.
2. This is a potentially large HMO with 22 bedrooms in total (12 double bedrooms and 10 single bedrooms) across the two HMO's it will have a maximum occupancy of 34 people if all "bedsits" are fully let. It will house too many occupants (max 34) with limited communal facilities. This is likely to cause tension in an already deprived area well known for its past problems. It will be asking for additional trouble to place a HMO in this area as it is likely to further increase existing problems.
3. This will have an adverse impact on the residential feel of Fulford Road which mainly comprises older people and young families. It will not benefit the wider local community or the local residents, some of whom are already frightened to go out at night. Any proposed development should benefit the community by supporting the areas health, safety and social well-being. The level of objections show the strength of feeling in the community against this proposal. Other Public Houses in the area have been turned into family houses or self contained flats, which most people were expecting to happen to the Fulford House, which would be more acceptable.
4. There is likely to be increased noise and disturbance resulting from this development, particularly if it houses people, who for no fault of their own, are out of work. Unwelcome groups will gather in addition to any visitors to the site. There is likely to be more disturbance throughout the day and night, unlike the pub, where noise was mainly at weekends.
5. With the rank of shops adjacent to the pub the road is already very busy The additional traffic that this will generate will make this road unsafe for passing children and the elderly, as cars will be parking on both sides of the road.
6. The development is not likely to be well managed. This will give rise to ongoing problems with the police, council and for residents as is being experienced at the larger Imperial Apartment in Whitchurch Lane, which has on site security, which the development of the Fulford House pub will not have.
7. Density of the HMO. Although the Planning application mentions that there are no other HMO's in the vicinity and as a result it meets the <10% target of dwelling stock and the room specifications are in line with the planning guidelines, it also mentions that there are c.75 existing surrounding residential properties (c.150 adults if 2 per house assumed) . The two large HMO's proposed could house a maximum of 34 people if fully let which would account for almost 25% of the immediate community. The density and size of these HMO's are therefore not suitable to the current residential area as it will materially alter the character of the street.

A HMO is unsuitable for this area as any likely benefits are far outweighed by significant adverse impacts. Rejection of the proposed plan is recommended.

Michelle Williamson

STATEMENT NUMBER A12

I object to the development of the Fulford Public House into two large HMO's with potentially a maximum of 34 people if all rooms are let (12 double bedrooms and 10 single bedrooms). My objection is based on the following:

- Parking is already a problem in the road and the proposals in the plan for only 7 spaces (which already exist anyway just not marked as such) are inadequate. Fulford Road is a very busy road with the rank of shops adjacent to the pub and people already park on the pavement and grass verges to allow other traffic to get past so this development is likely to increase the traffic flow and make the road unsafe for children and elderly people passing to get to the shops
- The HMOs are likely to attract short term tenants and this will have an adverse impact on the residential feel of Fulford Road which mainly comprises older people and young families. This will not benefit the wider local community. The council need to consider the wider community on this, no one would object to a couple of houses but something like this is not acceptable for this street and this community. New self-contained flats or new houses would be preferable
- Concern is expressed over the noise levels as there will be more people in this space than there ever were in the pub, even on its busiest night. There is likely to be more disturbance at night as well as in the daytime from the occupants compared to the pub.
- Such a development could bring unsavoury people to an already troubled area and people are likely to gather in the communal areas and invite friends around and this is likely to result in increased noise and disturbance for the local residents and will increase crime and anti-social behaviour which is already high in the area as per the police reports
- Despite the annual licensing requirement and any licensing conditions these particular HMO's are unlikely to be well managed and will create ongoing issues for the police, Bristol city council and the residents long into the future

It would be great if Bristol City Council Planning could take the above into account when reviewing this planning application which should be rejected with houses and self-contained flats the preferred option.

Thanks

Darren Batchelor

STATEMENT NUMBER A13

We wish to object to proposals to convert the Fulford House pub into an HMO.

We have grave concerns about the information presented in the viability assessment which seems contradictory in many elements.

For example, it claims both that this particular pub is not viable whilst also providing details of multiple other pubs in the area that serve very similar catchment areas and all of which are apparently viable.

The viability assessment also claims that because the pub has been closed since 2020, its potential market has already been absorbed by nearby establishments. Presumably by the only two establishments recognised by Policy DM6 as being within walking distance: the Hartcliffe Inn, and St Bernadette's Rugby Club. Unfortunately, what does not seem to have been made clear to the committee members is that the latter has not yet been built, let alone opened, so it is difficult to see how it could have absorbed any business from elsewhere.

One of us grew up in the Hartcliffe area, in fact the Fulford House was their local pub. At that time there were five pubs in Hartcliffe, but three of them have been converted to residential. If the Fulford House also goes the same way, that means there will be only one freehouse in the entire ward of Hartcliffe and Withywood, one of the largest wards in the city with some 18,000 residents. I find it difficult to believe that there is not a market within that catchment area to support more than one pub.

We would also like to ask whether the revenue figures provided for the pub take into account that for the years shown, and some time previously, half of the pub was being used as a form of convenience store. Do the revenue figures in the viability assessment include the income from the convenience store? It is difficult to see how any pub, anywhere in the city, would be viable if you only open half of it?

In fact, we have to ask if committee members were provided with the full viability report rather than the developer's version of the report.

We will sum up with the following:

- a) The owner appears to be wanting an inflated price based on the potential value of the building as residential – but this building is not residential, it is not an HMO, it is a public house and the marketing value should reflect that, not anticipate any planning gain.
- b) The viability of a building cannot not be tied to one individual's ability to do business, or not. We do not believe the committee has been provided with enough information about the running of the pub, for example its part use as a convenience store, to make an informed decision on the viability of the pub.
- c) The world is very different post-Covid. People's habits have changed and viability cannot be safely based on pre-pandemic behaviour. The pub has a large garden and outside area which has the potential to offer considerable benefits as we see pubs elsewhere taking advantage of outside area. In some cases, even when they do not have the outside space that the Fulford House has access to. The number of objections from the local community about losing the pub shows that there is considerable support for keeping the pub.
- d) The viability report concludes that the loss of the Fulford House will not be detrimental to the local area. We are talking about one of the most deprived parts of the city, and the potential loss of one of the last venues where the community can gather and talk over a drink without having to also cough up membership fees that are required elsewhere in the

area. Of course it will have a detrimental effect on the area. The planning officer also disagrees with this last conclusion in the viability report.

I find it telling that the one area where the planning officer disagrees with the viability report is in the one area where he has the necessary expertise to do so. But the planning officer is not a financial expert so cannot really be expected to comment on the other conclusions and thus the committee are being asked to take on trust the developer's opinions.

I therefore urge the committee to reject this application on the basis of policy DM6 not having been met on either count.

Yours,

Councillor Christine Townsend
Councillor Tony Dyer

STATAMENT NUMBER A14

21/02835/F : Fulford House Public Forum Statement

I object to this planning application on the following grounds:

- a) Any proposed development should benefit the community. With such a high concentration of people in one location this development is likely to have a serious negative impact and if not properly managed could increase crime and anti-social behaviour in an area with already existing high rates. The expectation was that the site would be converted into family houses or self-contained flats which would be more welcome as this would add to the residential character of the street where currently a number of families with young children and older people reside.
- b) The development is likely to result in an increase in noise and disturbance for the local residents. The planning application suggests otherwise and that it would not result in an increase in the level of activity beyond that associated with the existing use as a public house. However, when it was a pub it was noise just on a weekend night. However, HMO's of this size are likely to have noise and disturbance throughout the day and night and far worse than the pub may have been even at its busiest.
- c) This is a potentially large HMO with 22 bedrooms in total (12 double bedrooms and 10 single bedrooms) across the two HMO's it will have a maximum occupancy of 34 people if all "bedsits" are fully let. A HMO of this size with bedsits is likely to attract a more transient population in Fulford Road and as a result is likely to adversely affect the community engagement for existing residents
- d. Crime is high in the area as evidenced in the feedback from the police who have documented c 400 counts of crime within a 400 metre area in the last 12 months including 207 ASB and 86 Violence Against The Person. Such a HMO is likely to attract short term tenants who are likely to potentially add to the already high crime rates and anti-social behaviour in the area particularly when the residents are likely to congregate in the communal living room facilities.
- e) There is likely to be unacceptable traffic conditions and the 7 car parking spaces outlined are insufficient for the size of the proposed development. These unmarked spaces existed when it was a pub but were often not used. Fulford Road is already very busy with local shops nearby which at times create congested parking on pavements and grass verges which is unsafe for people walking to / from the shops and local schools. The access drive into the premises is quite steep for vehicles so many people just park on the road and do not use the existing on-site parking

These material planning considerations makes this application unsuitable for Fulford Road and should be taken into consideration in any planning decision.

Rachel

1. Crime is high in the area as evidenced in the feedback from the police who have documented high levels of Anti-Social Behaviour and Violence Against The Person as well as drug use. Such an HMO is likely add to the already high crime rates and anti-social behaviour in the area.

STATEMENT NUMBER A15

Application: 21/02835/F Fulford House, Fulford rd, BS13 0AD

Objections to the above application, which hopefully will be taken into consideration.

1. The objection levels to this application were very high from the surrounding community at over 100.
2. National planning policy suggests that proposed developments should “promote healthy communities” and also promote social interaction and inclusive communities. This development flies in the face of that with such an unstable and transient influx.
3. Other public houses in the area have been successfully turned into flats/houses which would be much more in keeping with the local community needs.
4. Local police reports show over 400 incidents in the last 12 months within the immediate area. Planning policy asks for consideration to be given as to the impact the development may have.
5. Management of the site over the years by the present landlord has failed to run the establishment effectively or orderly, so it is reasonable to assume that the management of such a complex project as an HMO would be beyond his capabilities and therefore will only contribute to the already challenging nature of the area.
6. Parking etc. – There are insufficient parking arrangements onsite and will therefore further contribute to unsafe/illegal parking in the area. Transport links are sparse in the area so it would be fair to assume a higher density of cars in/around the site.

Consideration of these points prior to any decisions on this proposal would be greatly appreciated.

Written on behalf of Mrs Sylvia Doe (85) and housebound who lives next door to the site.

Kevan Fenlon

STATEMENT NUMBER A16

21/02835/F : Fulford House Public Forum Statement

This planning proposal should be rejected for the following reasons :

- a) This will have a serious negative impact on our local community. It will not be of benefit for the area which mainly comprises families and older people. Family houses or self contained flats is a better option
- b) Crime is high in the area and a transient level of occupation is likely in this proposed development which could increase the high crime rates and anti-social behaviour. Older residents are afraid to go out on an evening
- c) There is likely to be increased noise and disturbance resulting from this development particularly if it houses people, who for no fault of their own, are out of work as unwelcome groups will gather in addition to any visitors to the site. Likely to be more disturbance throughout the day and night unlike the pub where noise was mainly at weekends
- d) It is currently a very busy road so additional traffic, lack of parking and spaces for service vehicles is likely to be an issue with local shops adjacent. The space for parking, loading or turning is totally inadequate.
- e) Likely not to be well managed and give rise to ongoing problems with the police, council and for residents

These material planning considerations makes this application unsuitable for Fulford Road and should be taken into consideration in any planning decision.

Thank you

Mervyn

Fulford Road

STATEMENT NUMBER A17

21/02835/F : Fulford House Public Forum Statement

I strongly object to the proposed redevelopment of the Fulford House into two separate very large multi occupancy dwellings. With 22 bedrooms in total (12 double bedrooms and 10 single bedrooms) across the two HMO's it will have a maximum occupancy of 34 people if all "bedsits" are fully let. It will house too many occupants (max 34) with limited communal facilities (e.g. relatively small area for the kitchen, living and dining room) with in many cases shared toilets and bathrooms. All of these Occupants will be expected to live in "harmony" in an already deprived area well known for its past problems. It will be asking for additional trouble to place a HMO in this area as it is likely to further increase existing problems.

I therefore object to this planning application on the following grounds:

- a) Any proposed development should benefit the community. With such a high concentration of people in one location this development is likely to have a serious negative impact and if not properly managed could increase crime and anti-social behaviour in an area with already existing high rates. The expectation was that the site would be converted into family houses or self-contained flats which would be more welcome as this would add to the residential character of the street where currently a number of families with young children and older people reside.
- b) The development is likely to result in an increase in noise and disturbance for the local residents. The planning application suggests otherwise and that it would not result in an increase in the level of activity beyond that associated with the existing use as a public house. However, when it was a pub we had to "tolerate" noise mainly on a weekend night. However, HMO's of this size are likely to have noise and disturbance throughout the day and night and far worse than the pub may have been.
- c) There is likely to be unacceptable traffic conditions and the 7 car parking spaces outlined are insufficient for the size of the proposed development. These unmarked spaces existed when it was a pub but were often not used. Fulford Road is already very busy with local shops nearby which at times create congested parking on pavements and grass verges which is unsafe for people walking to / from the shops and local schools. Parking and turning is also insufficient for service vehicles and the access drive into the premises is quite steep for larger vehicles so highway safety is a concern. These material planning considerations makes this application unsuitable for Fulford Road and should be taken into consideration in any planning decision.

Thank you

Gloria

Fulford Road

STATEMENT NUMBER B1 - Public Forum Statement

Cambridge House, 34 Cambridge Crescent, Bristol

Application no. 20/05326/F

Submitted by Mark Sennitt, B.A (Hons), B.Pl, P.G.Dip.Law, M.R.T.P.I. on behalf of the applicant Brightbeech Westbury Limited.

Many thanks for the opportunity of reading the following note.

The current proposals seek to redevelop Cambridge House, which is a single storey office building, to provide offices and two new houses.

The provision of offices is important as it retains an employment use on site.

The concerns as raised by the local residents and amenity societies are noted and whilst they are clearly addressed by your officer, the applicant would like to make the following points (all the images below are part of the submission documents):

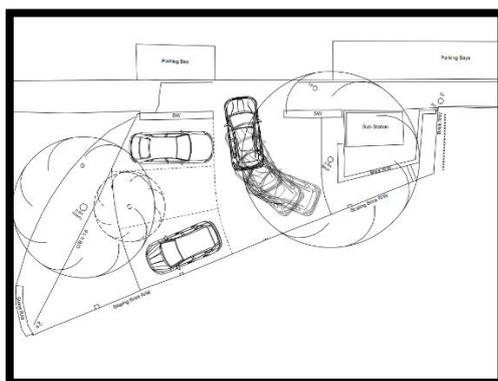
Scale, massing and design – the proposals seek a three-storey building on site which is intended to reflect the character of the local area. Westbury Hill is predominantly three-storey in height. The proposals comprise two elements – the offices are of the same scale and massing as the proposed/as built 51-53 Westbury Hill, whilst the houses step down significantly so that the second floor is in their roofspace. This provides an effective transition to the two-storey houses of Cambridge Crescent.



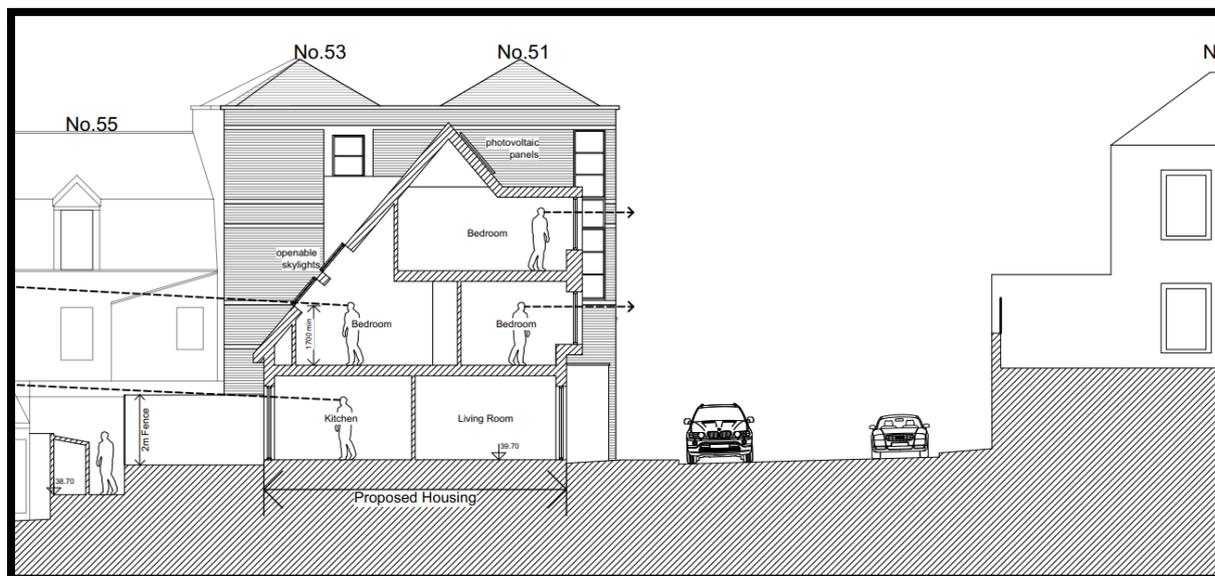
The proposal's design also comprises two elements. The offices are intended to be read as part of the Westbury Hill development and the design reflects this. The houses are more contemporary and use high quality materials such as zinc, to the dormer windows, and slate roof tiles. This focused design approach on a small site, combined with a reduced scale creating a subservient element will create a high-quality

development that will make a positive contribution to the streetscene and the conservation area.

Car parking – it is noted that there is pressure on on-street car parking spaces as a result of very few local houses and businesses having off-street parking. In contrast the proposals provide for three independently accessible car parking spaces that do not prejudice on-street car parking provision.



Impact on neighbouring residential amenities – the applicant has produced sections demonstrating that the proposals will not result in overlooking to neighbours



The officer report confirms that there are no concerns with regard to impact on neighbours.

Many thanks for reading this statement. We note that your officer's report is in support of the scheme and we would also welcome your support by approving the application.

STATEMENT NUMBER B2

Dear Chair

With regards to this revised application we would like to formally object to the development. Reason being

- Overdevelopment of a small area providing poor quality family housing with no outside pace
- Not in keeping with neighbouring properties in a conservation area
- Only 3 car parking spaces (reduction from 5 currently provided) for offices and housing which will require approximately 10 spaces. The area already has a desperate shortage of car parking space for residents many whom have only one car
- The detail of how neighbouring properties light and privacy has not been shown. There are at least 8 properties directly affected and will see a reduction in natural light and views to the distance. Most of these properties have been present for over 120 years.
- The height of the development will directly block light to my upstairs rooms and a view of the evening sun. My property is less than 10 metres from the development. This has not been demonstrated by the plan. Therefore a reduction in height of the development needs to be put in place.
- The poor design of the house means the living room and bedrooms will directly look into my living room, this could be mitigated by a reduction in height and a change in type of windows (the use of oriel windows for example looking along the road rather than across it)
- The offices, houses and development will look over my garden directly. I have 2 teenage daughter one with significant mental health problems who privacy will be violated
- The developers have failed to engage with local residents despite an offer to do this.

I enclose 2 photos to demonstrate to major problems that impact on the neighbouring property which at no point been addressed. I thought architects and planners have a duty to demonstrate the effect of development on properties within a certain distance?

The 2 pictures . The first is how the development will look directly into my living room at the rear of the property. The second is the view and light which will block the light from the side of my property. Neither have these been addressed and legally the effects on my property need to be demonstrated and considered

Thank you for reviewing my statement

The extremely short notice means I cannot attend the meeting in person to read a statement as I would have liked. I have a surgery full of patients until 7pm which cannot be cancelled

Yours sincerely

Dr James Cross

49 Westbury Hill





STATEMENT NUMBER B3

First I would like to comment on the unusual process that has been followed here. This application was first made in November 2020 and received significant objections from residents in early 2021.

The application remained undecided and nothing more was heard until this "revised" version was published on the 14th January this year. That was the Friday before the Monday morning agenda conference when this was put onto your agenda with a recommendation to approve. The "revised" version appears to be identical to the original 2020 application except that it ignores the already approved development (19/05300/F) on the adjacent building which in effect all forms part of a single development site under the same ownership for a total of 20 new bedspaces. Residents and councillors have had no opportunity to review or comment on these apparently revised designs before they were recommended for approval, despite the drawings being dated "June 2021".

Given this unfair and undemocratic failure of process I would ask that even if you do not feel you can reject this application today, you at least defer it to allow for a proper public consultation.

I would however ask you to reject the application outright today. All of the problems that it posed in November 2020 remain today.

1. Design - this site is in a conservation area and the proposed design of these dwellings is entirely incongruous with surrounding buildings. I note that the officer report considers that the proposed designs would not cause harm to the conservation area - I can only say that those who live there profoundly disagree!
2. Overlooking - there is significant concern from neighbours that these proposed designs would create significant overlooking and loss of privacy to what are currently private gardens.
3. Amenity - this is in an area in the centre of Westbury's busy shopping district and a road on which the majority of houses are Victorian terraces with no off-road parking. The roads are already congested and existing residents find it extremely difficult to park near their homes. This proposal adds 20 bedspaces into that mix with no new provision for parking. The application claims to provide 3 parking spaces across the road, but this is simply not true. Those spaces already exist and are already in use by the office building which currently occupies the site. This proposal retains that office accommodation, and the parking demand which goes with it. There is no new provision at all within this application.

Steve Smith,

Councillor for Westbury-on-Trym and Henleaze,

Lord Mayor of Bristol.

STATEMENT NUMBER B4

STATEMENT ON BEHALF OF THE WESTBURY ON TRYM SOCIETY

REF: REVISED PLANNING APPLICATION (-registered 14th January 2022) FOR APP. NO 20/05326/F, originally listed for full comment in February 2021 and to which 16 residents and planning groups responded. It has remained without an officer’s response/report for nearly a year, until the last fortnight, when notifications of the REVISED plan from BCC Planning, referring to its appearance on the website, were received on Jan 22nd - from an outsourced Wakefield address. However, these arrived AFTER emails had been sent out by Development Management - dated 20TH Jan-announcing a referral to the Planning Committee A meeting on Feb 2nd 2022, with a recommendation to accept.

THIS APPEARS TO BE A CASE OF MUDDLE AND POOR ADMINISTRATION: Previous respondents have not been given the statutory period of notification of the revised (in other words NEW) plans from the Developers or the opportunity to hold their own meetings/discussion or deliver their comments to the planning officer, before he/she wrote the report-which has clearly been done in advance of the new application and without reference to the significant alterations that have been made to the original submission, but recommends acceptance!

Before sending comments on the revised plan, I therefore wish to lodge a strong protest on behalf of the Society and local residents on the lack of correct procedure, and most particularly because of the significance of this application to the conservation area of Westbury on Trym. Thus, my summary will go simultaneously to the website and to the planning committee for the meeting on Feb 2nd, which is irregular, but what these circumstances must demand.

.....

I must apologize therefore in advance, if this statement runs to more than one page, because space is needed in order to make the necessary points. These otherwise would have gone to the relevant planning officer via correct procedure, *in advance of a meeting referral*, to be noted and absorbed into a report by the officer for the committee - thus giving time for it to be read in advance and compared with the original application, which has been summarily altered without reference to residents’ opinions being recorded.

There is a set of photographs to accompany the statement -to which reference will be made. Copies will be delivered to the Council House on Monday morning January 31st and I hope the committee will find them helpful if they do not know Westbury’s conservation area, its small roads and distribution of building styles. They will be circulated to members at the beginning of the Committee meeting.

.....

THERE ARE FIVE MAIN OBJECTIONS TO THESE APPLICATIONS – in First, Second and Revised versions

- 1 Visual Impact on the main Westbury Conservation Area: unacceptable style of architecture and its inappropriateness for the surroundings alongside other historic buildings/terraces in the vicinity
- 2 Size and massing of the proposed buildings in relation to the site itself and neighbouring properties
- 3 Lack of various amenities for the occupants of the two houses proposed – giving rise to poor quality living conditions now and in the future
- 4 Additional Office accommodation not needed in this area - too much existing already unoccupied
- 5 Effects on lifestyles of existing residents

.....

1 The Conservation Area in Westbury on Trym has recently been revised and extended, with members of the Society undertaking the character appraisal with the help and supervision of the Council's own conservation planners/advisors. Cambridge Crescent, Stoke Lane (village end) and Southfield Road are

now within its boundaries. It is characterised by a variety of styles of housing dating from circa 1750, via early 19thC Georgian, small scale Victorian, through to late 19thC terraces and early 20thC shops, originally with living accommodation above. Shore House - shops and offices - is the only modern building (1980s), built however with some traditional features to blend with buildings opposite and the Health Centre, although also recent, has a Gothic character design to compliment the well-known 15th Century Church behind it.

The present design for 2no three storey houses alongside a 'tower block' of offices, is of too great a height and scale for the context and has clumsy, contemporary facades that deny any shade of reference to the refined rhythms of the Cambridge Crescent terraced housing or the dignified lines of the Georgian buildings in the area.

(See photos of Conservation area neighbouring styles on pages Nos 1 and 2)

Please see pages 2, 3, 6, of my original response for details but **the design does not meet requirements of policies: BCS 21** 'contributing to an area's character and identity: reinforcing distinctiveness'; **BCS 22** 'safeguarding and enhancing existing heritage assets'; **or para 131 of the NPPF**: 'raise standards of design...so long as they fit in with the overall form and layout of their surroundings'.

2 Size and Massing of the proposed combined houses and an office block: It is difficult to understand how this new version of the design differs in its impact on the street scene from the original. All that has happened is that the former plan for two first and second floor flats above the Kitchen Design shop has been removed. This begs 2 questions: will that design intention re-appear once permission has been gained for this rear extension? -if it is- or has a problem arisen that precludes building on top of the single storey shop-that used to be Westbury's first Bank - because structurally it cannot bear the load?! Is that why the tall end building- 53 Westbury Hill -taken as the measure for this oversized development to its rear, has now been redesignated as office accommodation instead of part of a conversion to flats? **(See photos on page 3)**

At all events, the new version does not accord with Policy DM 27 of Bristol's Core Strategy namely: "The height, scale and massing of development should be appropriate to the immediate context, site constraints, character of adjoining streets and spaces, the setting...and its location within the townscape". The nature of the surrounding conservation area, as discussed, clearly demonstrates that this is not the case and these massive buildings cannot possibly be made to fit happily into this streetscape in their present form.

3 Lack of amenities for occupants of these two houses and poor living conditions in future-particularly in terms of viable outdoor living space for what are purporting to be 5 person homes-ie suitable for a family. The rooms are small and cramped – (it is claimed that the design has minimum room sizes of 90m²); there does not appear to be much space for storage on any floor, with roof space occupied by bedrooms and apart from cycle stores in the end passage, the pocket-sized gardens will not allow of storage for garden, out door sports, or children's equipment, like prams, scooters etc. **Worst is the size and aspect of the two, so called 'court-yard' gardens. I live two doors away from the Crescent and know exactly when and how the sunshine hits my back and front gardens, their aspects and where the areas of damp, dark shade occur.** These houses will be South facing at their frontages and the sun will move around to the West in the afternoon. Given their overwhelming height -at the same level as the tower block at 53 Westbury Hill, those small patches will be overshadowed all day long, be dark and damp and even grass will have sustainability problems. *Given the recent needs for access to green space during the pandemic and the healing qualities of trees, shrubs and green walls-even on a small scale- I beg the committee to consider these matters. (Please see photos on page 4 showing shade in the side lane from which access is obtained to the proposed gardens and service strip-picture approx. 2.25 pm)*

If one house only, or two maisonettes-one per floor- were to be substituted and the office block removed, then a strip of viable garden could be provided to right or left of the property and receive sunshine until about 3.0pm in winter and 4.0pm in summer. I refer you to Policy DM29 of BCS: 'Design of New Buildings': 'Proposals will be expected to- "Ensure existing and proposed development achieves appropriate levels of privacy, outlook and daylight and 'incorporates opportunities for green infrastructure, such as green roofs, green walls and decks that may be accessed and used as appropriate". This dictum can hardly be satisfied in the circumstance of this design! In mitigation of this failure, **the applicants have stated elsewhere that there are A) Numerous parklands within walking distance in the vicinity and B) Plenty of car parking!** A) There is ONE park and that is the other side of the very busy main A4018 Road -small children cannot possibly walk there alone to play out and will require parent transport to other woods and the Downs areas. B) Apart from the small car park opposite (privately owned) there is insufficient on street parking now in the area for office workers *and* residents and the Council owned park on Westbury Hill is timed & filled to bursting point with shoppers and patients all day.

4 We do not need any more offices in this area. The applicants have already turned the existing 'tower block' back to this function on their new plan, there are surplus offices in Southfield Road, 1.400 m2 of floor space in the redundant Job Centre in nearby Church Rd that has been empty for at least 5 years and our former Crown Post Office ground floor has been up for rental for 2 years. Shore house also has offices regularly advertised for rental. **(See photo on page 5-existing tower block offices in red brick)**

5 Effects on lifestyles of residents - Car Parking density from commuters into Westbury for work purposes, plus car ownership locally has reached maximum break point. The massing of the building design is oppressive and intimidating and there is overlooking of others' privacy through windows and over walls. **Will the design therefore satisfy the NPPF para 38-in securing a 'development that will improve the economic, social and environmental conditions of the area'? Hardly.... (See Car Parking availability-photos page 5)**

Finally, I wish to make clear that the Westbury Society is not against re-development in principle, *nor are we against the provision of more housing. Everyone has sons and daughters or grandchildren desperate to find homes of their own and the need is very great all over Britain. All we ask is that what is created has privacy, is as spacious as possible for good mental health and that everyone has easy and rapid access to fresh air, sunshine and green space attached or close to their home, with ideally enough space to grow plants/vegetables and a tree. This design does not satisfy these criteria or fit its local context architecturally.*

Hilary Long pp The Westbury Society January 30th 2022

Amendment Sheet 2 February 2022

Item 1: - Fulford House Fulford Road Bristol BS13 0AD

Page no.	Amendment/additional information
5	<p>Objection received from The Campaign for Real Ale (CAMRA) 25.01.2022, as follows:</p> <p>1. General</p> <p>1.1. The Bristol & District Branch of CAMRA objects to this application.</p> <p>1.2. We note that there are around 114 objections, mainly from residents and no expressions of support. Objections appear to be broadly based on two main grounds: the loss of the pub as a local amenity, and the undesirable nature of the proposed development.</p> <p>1.3. We support the views of the Ward Councillor, Kerry Bailes, who states 'If this pub closes its doors for good, Hartcliffe will be left with just 1 drinking establishment. Enough has now been taken away from the residents. We need places to socialise as much as we need truly affordable council housing'.</p> <p>1.4. BCC's Management Development policies include DM6, relating specifically to pubs. It sets out the conditions that must be met to justify the loss of a public house: either on the grounds of viability or that sufficient alternative provision exists within reasonable walking distance.</p> <p>1.5. The applicant's agent, Pegasus Group have submitted the document 'Planning Statement'.</p> <p>1.6. At 6.7 they have helpfully confirmed that they regard reasonable walking distance as 'between 400-800m (5-10 minutes)'</p> <p>1.7. At 6.8, they state: '...there appears to be only one other public house (The Hartcliffe Inn), so it is not considered that there is necessarily a 'diverse range' of public house provision within the locality'.</p> <p>1.8. At 6.9 they conclude: 'As such, in order to comply with the relevant local planning policy, evidence will need to be provided to demonstrate the pub is no longer economically viable.</p> <p>1.9. Pegasus Group provide no further evidence or opinion on the viability or otherwise of the Fulford House but instead refer to the 'Viability & Marketing Report' submitted by James A Baker, two versions of which have been published: the latter submission contains photographs and extracts from the sale particulars, otherwise these appear identical in content.</p> <p>2. Viability</p> <p>2.1. The application has been submitted by the owner, who purchased the pub in 2009 from Punch Taverns having previously operated the business as the tenant. The reason and justification for the application appears to be based on the alleged non-viability of the pub.</p> <p>2.2. DM6 states that it must be clearly shown that the business is not – or could be – viable. Past difficulties are not conclusive evidence of future non-viability, and it must be shown that there is no realistic possibility that the pub could become viable.</p> <p>2.3. DM6 thus requires a detailed analysis of past and potential future trade and references the CAMRA viability tool, setting out the aspects that should be addressed, under 11 separate headings.</p> <p>2.4. According to DM6, the results of the analysis will be sent for independent verification, with the applicant bearing any costs.</p> <p>2.5. The applicants have not provided this.</p>

Page no.	Amendment/additional information
	<p>2.6. The 'Viability & Marketing Report' includes a very general description of the national situation affecting the licensed trade and is almost word-for-word the same as has appeared in other reports submitted by James A Baker in respect of other pubs.</p> <p>2.7. If the general circumstances as presented in the report are evidence that the Fulford House cannot be viable, then logically this must apply to all other pubs in the UK. To claim there are no viable pubs in the whole country is absurd.</p> <p>2.8. It is not until page 9 (of 13) – threequarters the way through – that there is any substantive content directly relating to the Fulford House.</p> <p>2.9. The report presents a summary of the last three years trading accounts which purport to show the return was insufficient to provide the owner with a living, with the last year apparently being the first year of the Covid-19 pandemic.</p> <p>2.10. However, in the absence of more detailed information showing the full composition of the operating costs it is not possible to assess the true position. The limited information provided is insufficient to be conclusive or even persuasive.</p> <p>2.11. Similarly, in the absence of a detailed analysis of potential trade against the CAMRA viability tool, it is not possible to assess the degree to which the business might be made profitable, if indeed it is not currently.</p> <p>2.12. We do not know whether there is any possibility of a community buy-out being launched but this business model is proving highly effective in ensuring a viable future for community pubs. There are currently over 150 such ventures nationwide and none have failed. More are coming on stream every week and the majority have previously been written off as unviable.</p> <p>2.13. We note the references to crime and anti-social behaviour, both in the viability report and in several of the objections. This is clearly a serious issue but is not unique to this location and CAMRA is aware of several examples of this being successfully managed and affected pubs being turned around – the Bevenden, situated in a large council estate near Brighton and now owned by the local community being one.</p> <p>2.14. The report outlines the marketing exercise undertaken and uses the failure to sell the pub as further evidence it is not viable. However, as the marketing has been carried out during the Covid-19 pandemic it is hardly surprising</p> <p>3. Alternative Provision</p> <p>3.1. The optional test of policy DM6 is to show there is suitable alternative provision within reasonable walking distance of a diverse range of pubs that will, collectively, meet the needs of the local community.</p> <p>3.2. Although the Pegasus Group have stated they do not believe this to be the case, the James A Baker report claims there is.</p> <p>3.3. The Hartcliffe area is, astonishingly, described as a 'small' suburb. It is of course nothing of the sort.</p> <p>3.4. A list of 10 other premises is provided at 6.02. The closest is St Bernadette's Rugby Football club. This is a club, and access is via paid membership. It is not a public house and must be discounted. The next, at the top of the 800m limit, is the Hartcliffe Inn. For anyone living to the north of the Fulford House this will be significantly further. All the remainder are significantly further away than can possibly be regarded as within reasonable walking distance and must be discounted.</p> <p>3.5. With only one other pub in the locality, the second test of DM6 (for a range of pubs in the locality that can collectively continue to meet the needs and expectations of the whole community) is not met, as already agreed by the applicant's agent, Pegasus Group.</p> <p>4. Conclusion</p> <p>4.1. It is clear the requirement that 'A diverse range of public house provision exists within the locality' is not met.</p> <p>4.2. We do not believe the case for non-viability has been conclusively made.</p>

Page no.	Amendment/additional information
	<p>4.3. We fully support Councillor Bailes who states: ‘We already have enough vulnerable people housed in inadequate housing in Hartcliffe and local services are stretched, even more so due to the pandemic. HMOs are rented out at extortionate rents to those who can least afford it, rooms are tiny and quality of life is low for residents and the only person that benefits are the landlord. If this pub closes it means that we are left with only 1 none fee-paying drinking/entertainment establishment. what we need is a public house where families can take their children, enjoy entertainment and socialize. we have already lost so many pubs in the area; we can't lose any more, none of the local drinking establishments serves hot, healthy meals, we need to keep the community going long after the pandemic has ended. taking away this much-loved pub not only demoralizes the community spirit but set a precedent that we have no choice in the future of our community. we must ensure that the community is involved in this process. I ...want to see the pub improved, kept as an entertainment establishment and pub. if refurbished to a high standard, with the right management, the community could benefit from a pub for all residents, a place where children could have a meal with their parents and wider family. An entertainment venue where people from around the city could enjoy an evening out’.</p> <p>4.4. We submit that this application is incompatible with Bristol City Council's planning policies, is against the interests of the local community and should be refused.</p> <p>Christopher Faulkner Gibson On behalf of the Bristol Pubs Group Committee, Campaign for Real Ale, Bristol & District Branch</p>
5	<p>Addendum to Key Issue A</p> <p>Further to the late objection received from CAMRA, the planning agent has prepared a document in accordance with the CAMRA Public House Viability Test. This document is attached for reference.</p> <p>The assessment includes consideration of a wide number of factors including local population/catchment, transport links, and potential for attracting additional trade. Whilst it appears that the provision of meals has not been explored in terms potential measures to increase revenue, in other respects the assessment accords with the provisions of CAMRA viability test criteria. On balance, the additional information provided does not lead to a different conclusion in terms of the Officer recommendation for the proposal.</p>

Item 2: - Cambridge House 34 Cambridge Crescent Bristol BS9 3QG

Page no.	Amendment/additional information
	<p>Following the completion and publication of the Officer's Committee Report a further ten representations have been received objecting to the application.</p> <p>These representations were received following a further round of consultation which was undertaken in recognition of plans showing the application proposal without the approved scheme at 51-53 Westbury Hill (which has not commenced).</p> <p>The objections received made the following points:</p>

Page no.	Amendment/additional information
	<p>Design</p> <p>The design of the two townhouses is incongruous with the surrounding mainly Victorian buildings, both in style and height. The unusual design is inappropriate for the historic village centre.</p> <p>Proposal will give rise to too much massing in a condensed area. The houses on Westbury Hill are not three-storey houses rather they are two-storey houses with a basement room built into the hill.</p> <p>This is a conservation area, designed to protect Westbury on Trym's unique village character. And so it's baffling that whilst myself and my neighbours would under these conservation area rules not be permitted to change our garden walls, someone can apply to build a disproportionately large development, which changes an historic roofline and which would completely dominate what is and which is more suited for a downtown area. The new homes are totally out of place with the surrounding houses and a conservation area.</p> <p>The only way in which these dwellings match the surrounding area is the colour of bricks. The surrounding houses are all in Victorian style, with the exception of Ivy Lodge which is in no way something to be compared with favourably.</p> <p>Loss of Amenity</p> <p>The proposal will give rise to overlooking of neighbouring gardens</p> <p>The proposed location is not suitable for accommodation purposes. The proximity to existing homes would severely infringe on their privacy (both indoors living areas and gardens) as well as the right to light for many existing properties.</p> <p>Concerns about Traffic Congestion / Parking</p> <p>The Cambridge Crescent / Westbury Hill area is already experiencing severe traffic congestion. The addition of housing and offices for around 20 people on top of the imminent development of 51-53 Westbury Hill, will seriously add to the pressure on local amenities and congestion.</p> <p>We have recently lost 5 parking spaces because of new double yellow lines on Westbury Hill. These residential homes and offices are only going to make an already intolerable situation even worse.</p> <p>Safety needs to be considered as much increased traffic trying to negotiate the already hazardous junction of Cambridge Crescent with Westbury Hill will increase the risk to both vehicles & pedestrians.</p>

CAMRA - The Public House Viability Test

To assess the continued viability of a pub business the question to address is what the business could achieve if it were run efficiently by management committed to maximising its success.

Assessing Trade Potential

1. Local trade

- What is the location of the pub? Is it in a village, suburban area, town centre or isolated countryside?

The property is located in Hartcliffe which is an outer suburb of Bristol and I refer to section 3.00 – 3.02 within our Viability Report.

- What is the catchment area of the pub?

The catchment area of the pub is the suburb of Hartcliffe. The 2011 census showed that Hartcliffe had a population of around 11,500 residents.

- How many adults live within a one mile radius?

The current population within the immediate area is as follows:

Population



Radius	Population	Households
100m	281	103
250m	1,352	508
500m	3,670	1,510
600m	4,912	2,006
750m	7,144	2,930
Half Mile	8,109	3,337
1km	10,874	4,555

- In rural areas, how many adults live within a ten mile radius?

N/A.

- Are there any developments planned for the area? Industrial, residential, strategic projects?

The Council have recently unveiled plans for a new £8.4 million investment into a ‘Youth Zone’ for South Bristol. The proposed location for this investment is located opposite Imperial Retail Park between Hartcliffe and Knowle West approximately 1 mile north of the pub. If plans were to be approved, the facility would provide a sports hall, outdoor sports area, various ‘Youth Zone’ rooms, fitness suite, performance and music rooms, arts areas and a café along with an outdoor area.

Hartcliffe councillor Helen Holland has called the proposed project would be ‘transformational’ for the area and has said it would ‘complement’ other local regeneration projects including housing, employment, public transport, walking and cycling routes.

Further information can be found on the charity partner OnSide’s website below:

<https://www.onsideyouthzones.org/news/location-of-south-bristol-youth-zone-confirmed/>

Bristol City Council have also recently started works to create a new household recycling centre on Hartcliffe Way which is set to be the largest in the region. This modern facility will be the third recycling site in Bristol.

- Is there a daytime working population?

According to the Hartcliffe & Withywood Statistical Ward Profile (December 2021) the ward has a population of 18,800 residents of which circa 11,000 are of working age.

2. Customer potential

- Does the pub act as a focus for community activities? Sports teams, social groups, local societies, community meetings etc?

It is understood that no community groups or other local groups (i.e sports teams, social groups, local societies etc) used the pub for meetings or regular social events.

- Is the pub in a well visited/popular location? Is it in a picturesque town or village, on a canal/river side, on a long distance footpath, or on a cycle route?

The property is located in an off pitch location within a residential suburb of Bristol and cannot be described as any of the above. We refer to the location of the property in section 3.00 – 3.03 within our Viability Report.

- Does the pub appeal to those who regularly drive out to pubs?

The pub does not appeal to those who regularly drive out to pubs – (it is not a drive to destination public house nor does it have the necessary parking facilities to operate in this manner).

- Is tourism encouraged in the area?

Hartcliffe is primarily a residential suburb and is not associated with tourism.

- Has the pub ever been included in any visitor or tourist guide?

As far as I'm aware the pub has not featured in any visitor or tourist guide.

3. Competition

- In rural areas, how many pubs are there within a one mile radius and within a five mile radius?

N/A

- In urban areas, how many pubs are there within reasonable walking distance?

There are 10 pubs/bars within a 1.7 miles radius of the subject property and we refer to this in section 6.02 of our Viability Report.

- Bearing in mind that people like to have choices, does the pub, by its character, location, design, potentially cater for different groups of people from those of its nearest competitor(s)?

The pub had an established wet offer when it was open and trading and we refer to the pub's trading history and trading profile in section 8.00 – 9.05 in our Viability Report. Due to the low levels of trade, the business has become unviable and subsequently closed.

- If not, could the pub be developed to cater for different groups?

See comments above.

4. Flexibility of the site

- Does the pub have unused rooms or outbuildings that could be brought into use? Function rooms, store rooms etc.

The property does not have any unused rooms or outbuildings.

- Is the site large enough to allow for building extensions?

The site is large enough for building an extension however if extended it would have an adverse effect on the rear trade garden.

- Have planning applications ever been submitted to extend/develop the pub building? If yes, when and what was the outcome?

There has been one previous planning application to erect a garage for use in connection with the licensed premises which was granted consent subject to condition(s).

- If planning consent was not available for building work, is any adjoining land suitable for any other use? Camping facility etc.

There is no adjoining land available for the use of the pub due to its location on a residential street.

- Has the pub been well maintained?

The property was well maintained but it has been closed since March 2020.

5. Parking

- Is there access to appropriate numbers of car parking spaces?

There is a limited number of parking spaces to the property for circa five vehicles although street parking is available nearby.

- If not, is there any scope for expansion?

The plot measures 0.25 of an acre and therefore any expansion of car park would be difficult to achieve.

6. Public Transport

- Is there a bus stop outside or near the pub and/or a rail station within easy walking distance?

There are numerous bus stops within the area with the nearest two located on Hawkfield Road. The nearest railway station is Parson Street which is located 2 miles north.

- How frequent and reliable is public transport in the area?

Public transport is very frequent and reliable in the area. There are regular bus services within walking distance of the pub and a railway station also located nearby.

- Has the pub made actual/potential customers aware of any public transport services available to/from it?

When the pub was operational it relied on local trade and had a small catchment area with local customers who predominantly walked to the pub. There would be little or no benefit in advertising public transport links as the pub did not operate as a destination venue.

- Are there taxi firms in the locality?

There are a number of taxi firms operating in the locality.

- If yes, has the pub entered any favourable agreements with a local taxi firm?

I refer to my comments above with regards to the local trade and catchment area.

7. Multiple Use

- In light of government guidance through the National Planning Policy Framework (see the Appendix) what is the extent of community facilities in the local area – is there a shop, post office, community centre etc?

I am of the view that there are adequate community facilities in the local area. The immediate area includes a convenience store with post office and a hot food takeaway. The wider area of Hartcliffe benefits from a supermarket, petrol station, sports centre as well as a handful of local academies and schools. As previously mentioned, there are also a number of pubs/bars within a 1.7 mile radius including the planned relocation of St Bernadettes Rugby Club. The newly facilitated rugby club plans to benefit the local community from a 'cohesion and isolation' point of view as it will offer an opportunity for non-members to use the new facilities, spectate and support their local rugby club.

- If the pub is the sole remaining facility within the area, is there scope for the pub to combine its function with that of a shop, post office or other community use, bed & breakfast or self-catering – especially in tourist areas?

The pub is not the sole remaining facility in the area and our client has recently traded part of the pub as a local convenience store in order to maintain an income.

8. Partial loss

These questions come into play if the application seeks changes which would reduce the size of the pub or convert non-public areas, such as licensee accommodation, to other uses.

N/A.

- How would the proposals impact on the long-term financial health of the business? Would a smaller pub still be able to attract sufficient trade? Would the smaller size make it less attractive to customers e.g. because there were reduced facilities such as no meeting room, less parking, smaller garden?

N/A.

- Would any loss of licensee accommodation make the pub less attractive to potential future publicans?

N/A.

9. Competition case studies

- Are there any successful pubs in neighbouring areas of similar population density?

Yes, there are numerous successful pubs trading nearby. I refer to section 6.00 – 6.03 within our Viability Report which summarises the nearby licensed competition.

- What factors are contributing to their success?

Nearby licensed competition are predominantly owned by national pub companies who are able to invest significantly (more than our client) into their estate to improve the trading conditions of the

pub to attract an extensive range of customers. Some of the other pubs trading nearby are located close to main roads such as Hartcliffe Way and benefit from higher levels of passing trade.

10. The business – past and present

Having built up a picture of the business potential of the pub, it may be relevant to question why the pub is not thriving and why the owners are seeking change of use.

The business has traded at low levels for a number of years and I refer to section 8.00 – 9.05 within our Viability Report which summarises the trading history and trading information.

It is clear that the existing pub does not meet current market requirements. Our client was unable to find a suitable tenant to lease the property and subsequently instructed James A Baker to dispose of the freehold interest. James A Baker did not receive any offers for pub use throughout the 15 month marketing campaign.

- Does the pub management team have local support? Has the team taken steps in the last year or so to try engaging with the local community and has the dialogue affected the way the pub operates?

The property is currently closed and I refer to section 8.01 within our Viability Report.

- Has the pub been managed better in the past? Is there any evidence to support this? Are trading figures available for the last four years and/or from previous management regimes?

I refer to section 8.00 – 9.05 within our Viability Report which summarises the available trading information dating back to 2018. The pub's volume has been in decline over a number of years and the accounting information demonstrates that the business traded at a low profit level making it unsustainable as the tenant would be unable to maintain a reasonable standard of living.

- Have there been recent efforts to ensure viability? e.g. has the pub opened regularly and at convenient hours? Conversely, have hours/facilities been reduced?

When the pub was operational, I understand it was trading under regular hours (7 days a week).

- Has the focus/theme of the pub changed recently?

The property previously traded as a wet led community pub. It had subscription TV and we understand offered sports viewing and events including live music and quiz nights. Due to a decline in trade over a number of years, the business became unviable and subsequently closed.

- Is the pub taking advantage of the income opportunities offered by serving food? How many times a day is food served? How many times a week? Are catering facilities being optimised?

The pub has traded as a local convenience store recently and has been taking advantage of income opportunities. When the pub was open and trading it was best known for its wet trade offer although I understand the pub's dry offer included a selected range of bar snacks.

- Has the rent/repair policy of the owner undermined the viability of the pub?

Our client has not undermined the viability of the pub and in fact kept the pub open and trading for 22 years prior to its closure.

- Does the pub offer an attractive range of drinks, especially quality real ales?

When the pub was operational it had an established wet offer including a range of ales, lagers, ciders, stout, wines, spirits and minerals.

- Are there any possible unclaimed reliefs? e.g. where rate abatement is not granted automatically but has to be claimed.

As far I'm aware there aren't any possible unclaimed reliefs.

11. The sale

- Where and how often has the pub been advertised for sale? Has it been advertised for at least 12 months? In particular, has the sale been placed with specialist licensed trade and/or local agents?

Please refer to section 10.00 – 10.05 within our Viability Report.

- Has the pub been offered for sale as a going concern?

The property was advertised for existing use as a 'licensed premises' with the benefit of a valid Premises Licence. The Sales Particulars state "The Fulford House is an excellent opportunity to acquire the freehold of local pub in a residential suburb approximately 4 miles south of Bristol city centre. This opportunity also comprises a convenience store generating additional income." A copy of the Sales Particulars are included in Appendix 2 within our Viability Report.

- Has the pub been offered at a realistic competitive price? (Information to enable this to be analysed can be obtained from The Publican and Morning Advertiser newspapers and from Fleurets, specialist Chartered Surveyors)

The freehold interest of the property was marketed on an 'Offers Invited' basis in order to test the full market and establish any interest in the site. The marketing ended in October 2021 which rules out the marketing being affected by the Covid-19 pandemic. I refer to section 10.00 – 10.05 within our Viability Report.

- If yes, how many offers have been received?

The marketing campaign resulted in 1 offer for alternate use (for residential development) and no offers were received for pub use. I again refer to section 10.00 to 10.05 within our Viability Report which provides a detailed summary of the marketing campaign.

- Have any valuations been carried out?

As far as I'm aware no valuations have been carried out on the pub.

- Has the pub been closed for any length of time? Is it currently closed?

The property ceased trading in March 2020 due to a combination of declining trade making the business unviable and enforced government restrictions as a result of the Covid-19 pandemic.

- Does the sale price of the pub, as a business, reflect its recent trading?

The property did not have a sale price as we wanted to test the full and open market. The freehold interest of the property was therefore marketed on an 'Offers Invited' basis. I refer to section 10.00 – 10.05 within our Viability Report.