

# Development Control A Committee Agenda



**Date:** Wednesday, 5 July 2023

**Time:** 6.00 pm

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

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If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.

**Councillors:** Richard Eddy (Chair), John Geater, Fi Hance, Tom Hathway, Philippa Hulme, Farah Hussain, Chris Jackson, Ed Plowden and Andrew Varney

**Copies to:** Philippa Howson, Stephen Peacock (Chief Executive), John Smith (Executive Director: Growth & Regeneration), Jonathan Dymond, Peter Westbury, Simone Wilding and Jane Woodhouse

**Issued by:** Jeremy Livitt, Democratic Services

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[www.bristol.gov.uk](http://www.bristol.gov.uk)  
**Date:** Tuesday, 27 June 2023

# Agenda

## 8. Public Forum

Up to 30 minutes is allowed for this item.

**(Pages 4 - 51)**

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

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 29<sup>th</sup> June 2023.**

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 4<sup>th</sup> July 2023.**

**PLEASE NOTE THAT IF YOU WISH TO SPEAK AT THE COMMITTEE, YOU ARE REQUESTED TO INDICATE THIS WHEN SUBMITTING YOUR STATEMENT OR PETITION. ALL REQUESTS TO SPEAK MUST BE ACCOMPANIED BY A WRITTEN STATEMENT.**

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.



**d) Amendment Sheet**

**(Pages 52 - 54)**



# Public Forum

## D C Committee A

### Wednesday 5<sup>th</sup> July 2023



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

Councillors: Richard Eddy (Chair), Phillipa Hulme (Labour Party Group Spokesperson), Fi Hance (Green Party Group Spokesperson), Andrew Varney (Liberal Democrat Group Spokesperson), John Geater, Tom Hathway, Farah Hussain, Chris Jackson and Ed Plowden

**2. Officers:**

Matthew Cockburn, Peter Westbury, Jonathan Dymond, Philippa Howson

		Questions/Statements/Petitions	
Questions or Statement	Request To Speak Made Where Indicated S = Speaker	Name	Application
A1	S	George Baffoe-Djan	22/03924/P - Broadwalk Shopping Centre Broad Walk Bristol BS4 2QU
A2	S	Jonathan Lambert	
A3	S	Nick Spencer	
A4	S	Simon Coles	
A5	S	Craig O'Brien	
A6	S	David Littler	
A7	S	Tony Rowlands	
A8		Dominic Duffin	
A9	S	Anne Allardice	
A10	S	Zachary Barker	
A11		Mark Schleider	
A12		Rob Whetton	
A13		Richard Davis	
A14		William Appleby	
A15		Wajid Darr	
A16		Pedro Nunez	
PA01		Retailer Petition (Organised by Cratus Communications and signed by 14 local retailers)	
B1	S	Jonathan Coombes	22/01548/F - Christadelphian Meeting Room Church Hill Bristol BS4 4LT
B2	S	Michael Sheldon	

B3	S	Cllr Katja Hornchen	
			22/03645/F - Basement Flat 4 Elliston Road Bristol BS6 6QE (NO PUBLIC FORUM)













29 June 2023  
 Registration to speak\_290623 George Baffoe-Djan (Galliard Homes Limited)



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 City Hall  
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Dear Sir/ Madam,

**LPA Ref. 22/03924/P BROADWALK SHOPPING CENTRE, BROAD WALK, BRISTOL, BS4 2QU**

**REQUEST TO REGISTER TO SPEAK AT DEVELOPMENT CONTROL COMMITTEE A, 5 JULY 2023**

I am writing to request that the following person is registered to speak in relation to the above planning application at Development Control Committee A on 5 July 2023 at 6pm:

Name of speaker: George Baffoe-Djan (Galliard Homes Limited)

A copy of their written statement is appended to this letter.

I would be grateful if you could confirm that this request for registration has been accepted.

Yours faithfully,

Craig O'Brien  
 Head of Bristol Planning



## Written Statement of George Baffoe-Djan of Galliard Homes

It is important to highlight the significant economic benefits that the scheme will bring to Knowle and the wider area. These are set out below:

- Investment: The proposal amounts to a £200 million investment in the regeneration of the Broadwalk / Wells Road designated town centre
- Social and economic value amounting to £160m over 10 years
- 580 new jobs will be created, the majority of which will be for Bristol residents
- Local annual expenditure of £6.8m
- The community centre includes a new purpose built library and, in addition, it is hoped that the centre will be home to much needed community space such as a creche
- The Section 106 will secure
  - 9.8% affordable housing, equating to at least 80 new affordable housing units
  - £500,000 will be made available to support the implementation of a new RPZ
- CIL contributions of circa £4m – It is in the Council's hands as to where this is spent. We fully support it being spent locally including on improvements to Redcatch Park.
- Council Tax of up to £1.4m per annum

29 June 2023  
 Registration to speak\_290623 Jonathan Lambert (Savills Development)



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Name of speaker: Jonathan Lambert (Savills Development)

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Yours faithfully,

Craig O'Brien  
 Head of Bristol Planning



### **Written Statement of Jonathan Lambert of Savills Development**

The proposals have been subject to extensive viability discussions with Bristol City Council. The applicant and Council have reached agreement on this matter.

The fixed costs of this scheme such as demolition and remediation as well as providing extensive, new public realm as well as community facilities combined with low sales values in Knowle compared to say Clifton (as one of the members asked last time) means that the viability of the scheme is very challenging. The abnormal costs of £30m equates to £35k per flat before a brick is laid. This cost per flat increases the fewer the number of flats built.

#### **To deliver more affordable housing would require more height and massing, not less.**

Extensive discussions with Jim Cliffe and the District Valuer (the Council's advisor) have led to an agreed policy compliant position on viability and the quantum of affordable homes at 9.8%.

Jim Cliffe has previously advised the committee that the build costs are higher than in the applicant's appraisal, meaning that the affordable provision at 9.8% is actually higher than viability should dictate.

The developer is willing to work with BCC to secure grant (if available) from Homes England to increase the quantum of affordable homes, called **additionality**.

29 June 2023  
 Registration to speak\_290623 Nick Spencer (BBS Capital)



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Name of speaker: Nick Spencer (BBS Capital)

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Yours faithfully,

Craig O'Brien  
 Head of Bristol Planning



## Written Statement of Nick Spencer of BBS Capital

As the owners of the site, we would like to make a final appeal to secure a viable future for this important site. This is a once in a generation opportunity to provide regeneration that secures not only homes to meet Bristol's housing crisis but a range of community benefits along with meeting the highest sustainability credentials. **A smaller scheme that delivered the same public realm, retail, community facilities and affordable housing proposed in this application, would not be viable.**

The existing shopping centre loses money every day. Most tenants have not been able to pay rent for some time. The current situation cannot continue and the only future currently is that the shopping centre will eventually have to close. Redevelopment must happen to secure a future for the site and to secure the future of shopping in this location.

We've worked extremely hard with all stakeholders for over 2-years to find a balance that delivers on all of Bristol's priorities; namely homes across all tenures and generations, sustainability targets, retail re-provisioning, job creation, community spaces (including medical centre overspill, if required) and public realm.

The scheme represents a **£200 million** investment in Knowe, will deliver new homes to address Bristol's housing crisis, including affordable, as well as many community benefits including Community Hub with the potential for a new GP Surgery and new smaller, viable shops to meet the community's needs.

As has been seen with St Catherine's Place, the viability on sites like this is an incredibly close margin: the proposals have been developed to ensure a deliverable scheme which will bring about significant public benefits including a large proportion of public realm, fully accessible pedestrian linkages to Redcatch Park, and new community floorspace.



29 June 2023  
 Registration to speak\_290623 Simon Coles (Keep Architecture)

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**REQUEST TO REGISTER TO SPEAK AT DEVELOPMENT CONTROL COMMITTEE A, 5 JULY 2023**

I am writing to request that the following person is registered to speak in relation to the above planning application at Development Control Committee A on 5 July 2023 at 6pm:

Name of speaker: Simon Coles (Keep Architecture)

A copy of their written statement is appended to this letter.

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Yours faithfully,

Craig O'Brien  
 Head of Bristol Planning





## Redcatch Quarter

LPA Ref 22/03924/P Broadwalk Shopping Centre

### Written Statement by Simon Coles of Keep Architecture

The western part of the site has an extant planning permission to provide up to 420 homes with approval for building heights of up to 12 storeys. The currently proposed height and massing on the western part of the site, fronting Redcatch Park, is consistent with and no higher than the extant consent.

The application has been considered by the independent Design West design review panel, who agreed that the site could accommodate the height proposed fronting onto Redcatch Park.

Changes to the massing onto Redcatch Park have sought to 'lighten' the design by reducing the approved solid massing along this boundary and thereby reducing the impact on the park.

All proposed units will meet National Housing Space Standards: this is a requirement of a planning condition that would be attached to any grant of permission. The indicative layout provides 263 (32.2%) dual aspect units. Of the remaining single aspect units, 25% are north east or north west facing (none are directly north facing). This is **not** a result of the proposed height or density; rather it is a function of the scheme layout. These percentages also compares favourably with recent permissions in Bristol. Obviously any four sided building will have a proportion of north facing units. The percentage of single aspect and north facing units would therefore be the same even if the proposal was reduced in height. The detailed design of the scheme will seek to minimise any north facing units and will, in any event, be submitted as Reserved matters for the Council's approval.

The major benefit that the proposal brings, when compared to the extant consent, is the delivery of significant public realm. Over 20% (1 acre) of the site is being made over to public realm and will be fully accessible to the public. A new public piazza is being created which will provide linkages from Wells Road to Redcatch Park.

It is important to say that the scheme provides all of public and private open space required by the Urban Living SPD within the site.

The proposed retail floorspace provides flexible accommodation that could accommodate a wide range of different uses, including:

- Supermarket
- Nook
- A community café / shop
- New bingo offering subject to market demand
- New snooker offering subject to market demand
- A range of local shops that support the demands of the local community

While there is a reduction in the overall amount of retail floorspace this is because the existing units are too large and too deep. The proposed scheme incorporates smaller units to meet occupier demand, with the total active shop frontage being more than is currently provided within the centre.



29 June 2023  
 Registration to speak\_290623 Craig O'Brien (Savills Planning)

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**REQUEST TO REGISTER TO SPEAK AT DEVELOPMENT CONTROL COMMITTEE A, 5 JULY 2023**

I am writing to request that the following person is registered to speak in relation to the above planning application at Development Control Committee A on 5 July 2023 at 6pm:

Name of speaker: Craig O'Brien (Savills Planning)

A copy of their written statement is appended to this letter.

I would be grateful if you could confirm that this request for registration has been accepted.

Yours faithfully,

Craig O'Brien  
 Head of Bristol Planning



**Redcatch Quarter Written Statement, 29 June 2023**

**LPA Ref 22/03924/P Broadwalk Shopping Centre**

Craig O'Brien of Savills Planning, the agents for this application, will say:

There are no material considerations that could be grounds for refusing this application.

Planning Policy and the Extant Planning Permission

Bristol's emerging Local Plan allocates the site for '*residential redevelopment with appropriate town centre uses.*'

There is no planning policy support for refusing the application on grounds of height and density; there is no adopted planning policy which sets limits on heights or density in Bristol. Rather, Policy BCS7 supports mixed use, higher density development in Town Centres.

The Urban Living SPD talks in general terms about optimum heights but is categorical that it sets no height or density limits: This is also set out in the officer's report for the application. The SPD actively encourages higher density developments, particularly in town centres like Knowle. The SPD states that '*on its own [density] does not indicate whether a proposal is good or bad.*' It goes on to state that '*whilst understanding density levels is useful, ultimately it's the design outcome that is key, rather than density.*'

The extant consent, granted in September 2021, is a key consideration and highly material to the determination of this application. The maximum height in that consent is the same as in this application; the Council was previously supportive of the proposed height and an increase in density under the extant consent.

The Current Application

The current outline application seeks approval for the following elements:

- The maximum heights and massing which varies across the site
- The maximum number of homes (850), and the maximum retail, library, community and cinema floorspace

Reserved matters applications will provide the detail of the scheme and will be submitted for the Council's approval before any development happens on the site.

Liveability

Full technical assessments have been submitted to support the application, including the following:

- Urban Living Assessment
- Daylight And Sunlight Assessment,
- Open Space Assessment,
- Air Quality Assessment,
- Noise Impact Assessment
- Health Impact Assessment
- Heritage, Townscape and Visual Impact Assessment

These have been considered and officers have raised no concerns with any of these assessments. Officers have confirmed that the proposals provide an appropriate response to neighbouring residential amenity.

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By email  
3 July 2023

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Your ref Registration to speak\_300623 David Littler (Arup)

Dear Sir/Madam

**LPA Ref. 22/03924/P BROADWALK SHOPPING CENTRE, BROAD WALK, BRISTOL, BS4 2QU**  
**Request to Register to Speak at Development Control Committee A, 5<sup>th</sup> July 2023**

I am writing to request that the following person is registered to speak in relation to the above planning application at Development Control Committee A on 5 July 2023 at 6pm:

Name of speaker: David Littler (Arup)

A copy of their written statement dated 3 July 2023 is appended to this letter.

I would be grateful if you could confirm that this request for registration has been accepted.

Yours faithfully



**David Littler**  
Director

d +44 117 976 5432  
m 07932 588334  
e [david.littler@arup.com](mailto:david.littler@arup.com)

Subject **Redcatch Quarter Written Statement - Sustainability**  
Job No/Ref 284335  
Date 3 July 2023

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### 1. Meeting Bristol City Council sustainability targets

- The overall approach to sustainability is aligned with the One City Plan priority themes and outcomes, specifically including the **One City Climate Strategy and the One City Ecological Emergency Strategy (co-authored by Arup's Bristol office who are part of the Redcatch Quarter team)** with a clear outcome to be a **carbon neutral city by 2030**.
- The **United Nations Sustainable Development Goals (UN SDGs)** have also been used (specifically 7 – energy, 11 – sustainable communities, 13 – climate action) to develop the project.
- The internationally recognised **BREEAM Communities** assessment method has been used to progress all sustainable development aspects of the project and the **“Excellent” target is being achieved**.
- Bristol City Council policies BCS 13, 14 and 15 relating to climate change, energy and sustainability are also being fully met.

### 2. Comfortable homes, low energy bills, tackling fuel poverty

- The buildings are orientated to make use of **free heating from the sun in winter** and to **avoid overheating in the summer** and will comply with future summer temperatures as far forward as the year **2080**, delivering **comfortable homes all year round**.
- We expect the energy use to be approximately **75% less than a typical new build home** (approximately 30 kWh/m<sup>2</sup>.yr compared to 120 kWh/m<sup>2</sup>.yr) which will help to **reduce fuel bills to address social value and tackle fuel poverty**.

### 3. Net Zero Carbon ready

- There will be **no fossil fuel use**. All **gas supplies will be removed** from the existing Broadwalk Centre.
- The buildings will be “all electric” using **heat pump technology** and include on-site generation of renewable energy using roof mounted **solar photovoltaic (PV) panels** to offset energy use which means they are **Net Zero Carbon in operation “2030 ready”**.
- We **meet the 20% carbon reduction requirement** which is based on an industry standard calculation as legally required by the building regulations.
- We are **re-using parts of the basement** wherever viable with a view to using **recycled materials** to further **reduce carbon emissions** associated with material use (embodied carbon).
- We have designed the buildings so that they are ready to be connected to the **City Leap district heat network** when available, so the buildings are **future proofed**.

I wish to register to speak at the Development Control Committee A on July 5th.

Please find enclosed my comments on the rejected proposals for the Broadwalk site.

1. The developers refused to conform to the City Council's policy on affordable housing and population density. Their proposals refused to address the needs of the community, and a leading Bristol developer has now labelled the plans an affront to architectural standards. With over 90% of the proposed 800 flats unaffordable, the properties would largely have been bought, as Bristol has discovered to its cost, by individuals and companies who would not be living in them, and in an almost totally unregulated rental market, fill them with as many people as they liked. This would have forced the Knowle community to shoulder an unsustainable and unmanageable increase in its already compromised population in terms of public facilities, health provision and vehicle parking.

2. The published drawings showed the planned estate breaching the boundary of Redcatch Park, a peerless community resource which has undergone matchless regeneration in the recent past. The plan to destroy the integrity of a park owned by the people of this city, left the majority of Knowle residents breathless with indignation.

3. The rejection of these cynical proposals by the committee of councillors represents, in my view, the triumph of local democracy over distant and destructive profit. I applaud their careful deliberations, and look forward to new plans to improve the Broadwalk site which meets with their, and the community's approval.

Tony Rowlands

Dear Democratic Services Team,

I have previously commented in support of application 22/03924/P and would now like to submit a Written Statement in response to the officer's report. My statement is as follows:

While I accept that the height of the proposed development is greater than the local context, I think this is mitigated by the very high level of access to public transport and good access to walking and cycling at the location, especially given that it is positioned directly next to bus routes that have been improved under the local Bus Service Improvement Plan (BSIP).

A high density development at a local centre offers an excellent opportunity to capitalise on investment in public transport while delivering housing needs on a suitable brownfield site where the existing buildings are on a larger scale than its surroundings.

I therefore strongly urge the Committee to find that the density is appropriate for the characteristics of the site.

Yours faithfully,

Dominic Duffin

Knowle 03/07/23

**Application no : 22/03924/P**

**Site Address : Broadwalk Shopping Centre Broad Walk, Bristol BS4 2QU**

**Public Forum Statement from a resident of Ryde Road a few metres away from proposed development.**

I am against the proposed development for the following reasons :-

**1.) The proposed location of buildings is far too near to Ryde Road properties.**

It has been proposed to situate 12 storey buildings on the right hand side of the service road directly behind the back gardens of **Ryde Road house numbers: 2, 4, 6, 8, 10, 12, 14 & 16.**

Such residential tower blocks would loom over our houses depriving us of all privacy and it seems that it would make it impossible to widen the service road to the underground car park without encroaching on our properties. (The Broadwalk wall bordering my property on one side and the service road on the other side has been severely damaged on several occasions by vehicles entering/leaving the underground car park.)

**2.) It does not make sense to propose adding 800+ flats and yet reduce the area for local shopping.**

There is already a chronic lack of useful shops and **parking** in this area.

It's like saying " Would you like to accommodate twice the number of family members with half the facilities ?"

**3.) The housing crisis cannot be solved by cramming hundreds of residents into one small area.**

I have not seen this attempted residential concentration anywhere else in Bristol.

The proposed development should not be so incredibly high. 12 storey buildings would dwarf the surrounding houses ( particularly Ryde Road ), making them look ready for the bulldozer.

Knowle has a historic heart with its traditional terraces, tree-lined Broadwalk and Redcatch Park and does not need a **sudden imposition of tower block style development that would cause social turmoil and transport chaos.**

**Obviously Knowle needs investment but not this type of investment.**

Anne Allardice



I would like to submit the Public Forum Statement at the bottom of the email for the meeting stated in the subject line. I can confirm that I will be present at the meeting to speak to this statement.

To confirm this is with regards to the development 22/03924/P Broadwalk Shopping Centre. Please reply to confirm that this has been received and understood.

Statement begins below:

Knowle Liberal Democrats were delighted that this committee had the courage to unanimously reject these development plans on 31st May. By doing this they reaffirmed the faith of many Knowle residents in our city's democratic process.

But let us be clear, while the unreasonably high density of the proposed residential units is a big reason to reject this development, it is not the only one.

We were somewhat concerned to hear about the lack of notice committee members showed for the inadequate provision of parking proposed for residents, commercial workers and visitors to the proposed site. A Residents Parking Scheme would not solve this problem.

Our survey of Knowle residents showed many were unhappy with the plans for the commercial space. There are worrying ambiguities in these plans and the lack of plans for a proposed anchor store is troubling.

I urge this committee to stay their course. Stay on the side of the people of Knowle by rejecting this development once again.

Zachary Barker

Dear Planning Committee Members,

15 May 2023

**Re: Redevelopment of Broadwalk Shopping Centre 22/03924/P**

As the commercial owner of the adjacent building, which includes a range of commercial tenants from Reflections Hair Salon to Age UK, we would like to express our strong support for the redevelopment of the Broadwalk Shopping Centre into the Redcatch Quarter. As one of the nearest neighbours to the proposed scheme, we believe these proposals will create a more vibrant and sustainable shopping destination and enhance Knowle as a town centre.

In recent years, we have seen a marked change in the way that retail operates in Bristol and elsewhere. In Knowle, this has become particularly apparent, and we were alarmed by the bankruptcy of Broadwalk Shopping Centre and, following its purchase from receivership, its ongoing decline as customers seek a different sort of shopping experience which is more suited to their lifestyles.

The decline of the centre has had an inevitable effect on all the retailers in Knowle and only a dramatic intervention will be able to reverse this decline. In our opinion, the proposals before the committee will create a place where the local community want to come, with a mixture of shops, community and leisure facilities which appeals to the way people want to live and shop now. Together with the additional residents in the new homes planned, we believe that these changes will make a materially positive impact on the site itself and the Knowle area and support local businesses, like our tenants.

I do hope the committee will consider in their decision the opportunity that these proposals represent for surrounding businesses in Knowle.

Kind regards,



Mark Schleider

Farcastle Group



Dear Planning Committee Members,

19 May 2023

**Re: Redevelopment of the Broadwalk Shopping Centre**

I write to you on behalf of St Monica Trust, a local charitable organisation which has worked to give older people in and around Bristol the best experience of ageing regardless of means for over 100 years. Everyone at the Trust works to deliver the highest standards for our residents, customers, and the wider community.

However, we can't do this alone and our partnerships with communities, charities, and other organisations allow us to have the biggest impact possible.

We've held a series of positive discussions with the Redcatch Development Partnership over the past year about how our offer would complement their aspirations to create a community integrated with local people in this fabulous town centre location within the heart of Knowle and adjacent to Redcatch Park.

We believe there is a fantastic opportunity to provide high-quality, specialist later-living accommodation within the Redcatch Quarter, which will complement plans for homes, shops and community and leisure facilities. We are particularly interested in the pedestrian shopping street, the Parkside setting and vibrant atmosphere where people of all ages can meet, live, shop, and relax together.

With a range of shops and amenities like a neighbourhood cinema and Community Hub on the doorstep, this could be a great place for older people to thrive. We would love to play a part in this once-in-a-generation opportunity to rejuvenate the heart of Knowle and help more older people to have the best experience of ageing - and should you give permission we will be able to take our discussions with the Redcatch Development Partnership to the next stage.

I do hope that Members will consider the experience of local older people in their decision.

Kind regards,



Rob Whetton

**Director of Residential Property and Development**

PRESIDENT: Steve Windaybank  
SECRETARY: Richard Davis

Knowle Cricket Club  
Broadwalk  
Knowle  
Bristol  
BS4 2RD

26<sup>th</sup> May 2023

Dear Planning Committee Members,

Knowle Cricket Club is based opposite the entrance to Broadwalk Shopping Centre and has occupied the ground since coming into existence in 1852.

Knowle Cricket club has seen many changes and developments in the area throughout the years, including of course the opening of the Broadwalk Shopping Centre in the early 1970s.

As a cricket club and a local anchor institution, we are an advocate for progression, advancement and development that ultimately benefits our diverse local community. It is with these fundamental principles in mind that we give our full support and backing to the Broadwalk Development Plans as outlined in the current consultation process.

As a community-focussed cricket club, we are also looking to further develop and extend our offer to the local community. We are keen to build indoor cricket nets on our ground, alongside our clubhouse building.

We hope that all plans can come to fruition so that the local community of Knowle, and surrounding areas, can benefit from these facilities for many years to come.

Yours faithfully

A handwritten signature in black ink, appearing to be 'R Davis', written in a cursive style.

**R Davis,  
Knowle Cricket Club Honorary Secretary,  
On Behalf of The Executive Committee of Knowle Cricket Club**

Dear Planning Committee Members,

I ran my butcher and grocery store, M W Freshfoods, in the Broadwalk Shopping Centre for the last two decades and remember the days when the centre used to be thriving. The days of it being a thriving centre are now long gone and in February I decided I could no longer continue opening my store because I was barely covering my costs. Footfall had got so bad that on most days there was only a dribble of people going passed my shop and, on some days, there would be absolutely no one around in the centre.

People just don't want to visit the centre, because it is now a dinosaur of relics past in this modern day and age. The shops are big and clunky and there is nothing to attract people in.

I am really excited by the plans for the Redcatch Quarter and believe they are exactly what this area needs. The Redcatch Quarter will bring life back to this area with a variety of shops alongside community and leisure facilities, like the community cinema, which will give families in the area a place to go and a variety of things to do.

Having more residents in the area will support local businesses within the Redcatch Quarter but also businesses in the surrounding area, like those on the Wells Road.

Some people have objected based on there being too many homes, but we need new homes, especially on sites like this in such a good location, and I want there to be somewhere for my children to live when they want to leave home. Along with this, I want my kids to enjoy new facilities, like the cinema, as they grow up.

This £200 million of investment will also give us jobs and apprenticeships which are desperately needed.

The centre is already in a bad state and if these plans aren't approved, I worry about the centre declining more and more, as both retailers and shoppers seem to have left it behind.

Knowle deserves to have a proper town centre and Redcatch Quarter will give us all the things that should be expected in a great town centre.

The plans need to happen and the sooner they happen, the better.

Your sincerely,

William Appleby



# Cooke Painter

Solicitors

**TO WHOM IT MAY CONCERN**

**Planning Committee Members**

**By email: lhingley@cratus.co.uk**

Your Ref :

Our Ref : WD/MH/017937-0001

Date : 24 May 2023

Tel : 01275 835569

Fax : 01275 540050

Email : wajidd@cookepainter.co.uk

Dear Planning Committee Members

**Re: Redevelopment of Broadwalk Shopping Centre**

My name is Wajid Darr and I am the Managing Director of Cooke Painter Ltd Solicitors of 314 Wells Road Knowle Bristol BS4 2QG.

Our Knowle office has been in situ, firstly as Barnard and Co and subsequently as Cooke Painter & Shepstone and now Cooke Painter Limited, since the late 1980's. We are a Solicitors Regulation Authority (SRA) regulated law firm specialising in private client work including residential and commercial conveyancing, wills and probate, matrimonial law and some litigation.

I am writing in support of the redevelopment of Broadwalk Shopping Centre. I believe that the current state of Broadwalk is not fit for purpose. For many years the whole of Broadwalk has contained various businesses that have come and gone, but the standard and state of the shopping centre has deteriorated substantially. In fact the whole of Broadwalk Shopping Centre and the car park attached to it is an eyesore. I have witnessed alcoholics and drug addicts, petty crime and general deterioration of the whole development, to the point that my staff feel it is an extremely poor reflection of the area and sometimes a dangerous place to walk and work in.




I support the proposals to redevelop the whole of Broadwalk Shopping Centre. I feel that the area will become more vibrant and a place of better footfall to the local area. There will be increased opportunities for local businesses like ourselves and other professionals, that is much required. The opening of various charity shops, off licences and cheap stores is detrimental to our business and other businesses on the High Street as well as Knowle. There are large shopping and business centres within a mile radius but I feel the community spirit of Knowle that once thrived many years ago needs to be rebuilt with a new development at the centre of it.

Correspondence Address: 32 Gilda Parade Wells Road Whitchurch Bristol BS14 9HY

Bristol Offices Located at:

**Knowle | Brislington | Whitchurch**

Directors: Wajid Darr LL.B (Hons) | Suzanne Henderson BA (Hons) | Helen Sandrone FCILEx

 [www.cookepainter.co.uk](http://www.cookepainter.co.uk)
 0117 456 8600
  [info@cookepainter.co.uk](mailto:info@cookepainter.co.uk)

**Page 30**

Registered in England. No. 6534347. Registered Office 314 Wells Road, Knowle, Bristol, BS4 2QG.

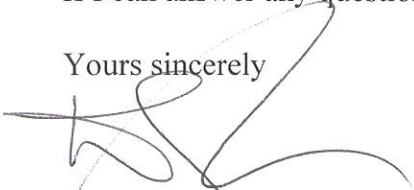
Cooke Painter Ltd is authorised and regulated by the Solicitors Regulation Authority under number 533420.

Service of Proceedings by email is not accepted

This firm is very much in support of a complete redevelopment of the Shopping Centre, despite the fact that this may affect our business and parking in the area in the short term. I feel the long term redevelopment of the area would be substantially beneficial to the whole of Knowle and the surrounding areas.

If I can answer any questions that you have, I would be delighted to oblige.

Yours sincerely



**Wajid Darr**  
**Solicitor**  
**COOKE PAINTER LIMITED**

**Cooke Painter Limited**  
**Solicitors**  
[www.cps-sols.co.uk](http://www.cps-sols.co.uk)

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Dear Planning Committee Members,

We are a local barber shop based just behind the Broadwalk Shopping Centre on Redcatch Road. We're the oldest Barber Shop in Bristol (there's been one on the site since 1919) and we've been under the same ownership for the last 21 years.

As a local business, we support the plans for Redcatch Quarter. Broadwalk is at its end, with many shops now having closed and there being less and less people visiting.

Redcatch Quarter will bring life back to this spot with new homes, shops, cafes, restaurants, the Community Hub, and cinema.

The people within the new homes and increase in people visiting will mean more customers for local businesses in the area like ours, helping us to be successful.

We are excited by the opportunity these proposals offer for a business like ours and hope that you can pass the planning application.

Yours sincerely,

Pedro Nunez



Dear Mr Westbury,

**Support for the Redcatch Quarter**

Bristol City Council application: 22/03924/P

As a local retailer, we feel that the Broadwalk Shopping Centre needs investment and redevelopment.

Fewer and fewer customers want to visit the shopping centre which has led to an overall drop in footfall in Knowle as a result. This will only continue without real investment in the community.

The plans to redevelop the shopping centre into the Redcatch Quarter are a great chance to bring new life to Knowle and make the area a place that people want to visit again.

A new shopping street with shops, community services, restaurants, cafés, and a community cinema will make the area more popular to visit and help to support the vitality of local retailers, like us.

New residents right on our doorstep will mean more customers and a permanent boost to the local economy.

This investment will make a real, positive difference to us as local retailers and I hope the plans are approved.

Yours sincerely

Retailer: ANN'S NAILS & SPA .

Post code: BS4 2QG

Name: THI NGUYEN

Signature:



*By signing this letter, you give us permission to share it with Bristol City Council.*

Dear Mr Westbury,

**Support for the Redcatch Quarter**

Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: *Broadwalk market*

Post code: *BS4 2RA*

Name: *Sher Muhammed*

Signature: 

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Dear Mr Westbury,

### Support for the Redcatch Quarter

Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: Broadwalk Tailoring

Post code: BS4 2QG

Name: Nez Rajebi

Signature: 

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Dear Mr Westbury,

**Support for the Redcatch Quarter**

Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: CHARCOAL GRILL

Post code: BS4 2RA

Name: OMER ALI

Signature: 

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Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: COOKE PAINTER LTD

Post code: BS4 2QQ

Name: WAJID DARR

Signature: 

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Dear Mr Westbury,

**Support for the Redcatch Quarter**

Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: Don Gay's Florist

Post code: BS4 - 2EP

Name: Amanda Clifford

Signature: 

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Dear Mr Westbury,

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Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: *Hunters*

Post code: *BS4 2QG*

Name: *K. Smith*

Signature: *[Handwritten Signature]*

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Dear Mr Westbury,

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Bristol City Council application: 22/03924/P

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Yours sincerely



Retailer:



Post code:



Name:



Signature:

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Bristol City Council application: 22/03924/P

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Yours sincerely



Retailer:

M+W MEATS

Post code:

BS4 2QU

Name:

WILLIAM APPERLY

Signature:

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Yours sincerely

Retailer: Ocean

Post code: BS4 2QB

Name: Tom Weaver

Signature:



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Yours sincerely

Retailer: Silly cycles

Post code: BS4-2QG

Name: M Silly

Signature: 

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Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: *The BarberShop.*

Post code: *BS4 2EA*

Name: *Pedro Nuñez*

Signature: 

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Dear Mr Westbury,

**Support for the Redcatch Quarter**

Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: Turkish traditional barber

Post code: BS4 2RA

Name: NASA N

Signature: 

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**Support for the Redcatch Quarter**

Bristol City Council application: 22/03924/P

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Yours sincerely

Retailer: *Now Clinic*

Post code: *BS42AG*

Name: *Elena Koslunova*

Signature: 

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# Statement in Support

## Development Control Committee A – 5<sup>th</sup> July 2023

**Agenda Item:** Item B – Christadelphian Church Hall, Church Hill, Brislington, Bristol – 22/01548/F  
**Author:** Jonathan Coombs  
**Date:** 30 June 2023  
**Project number:** P22-0016

---

I write as agent of the above application to set out comments in support of the proposals. I request that the officer recommendation for approval is followed with the explicit omission of the TRO request.

### Use

The Christadelphian Church Hall ceased operations when its congregation merged with that in Downed and was derelict before the applicant acquired the site in 2021.

The property is a historic building within the Conservation Area, but has suffered from neglect. The building is not weathertight. The floor is warped and the roof beams that prevent the walls from splaying need replacement. In total the site requires c. £100,000 of investment to make the building useable.

My client specialises in returning derelict and damaged buildings to use, through conversion to homes in multiple occupation. He converts these to a high standard, retaining and operating these for young professionals. He can only afford to do this as a secondary business interest to his primary career running a professional cleaning firm. As such, he only deals with one such redevelopment at a time.

In simple terms, the property has no realistic prospect of return to community use and requires a level of investment that can only be sustained by the degree of occupation secured by an HMO. While your community buildings officer has objected based on demand, enquiries to the Council that have been directed to my client have never been taken to us. Any such organisation would need to raise sufficient funds to acquire the property, refurbish it and operate it. This is not realistic. We have also set out a total of 11no. other community buildings nearby, including the St Lukes' Church Hall within 100m.

The property is located in an area with minimal HMOs and as such a single HMO can be readily accommodated into the area, and help contribute to addressing the city's dire housing need situation.

### Amenity

The property will undergo significant upgrades to meet modern building regulations and HMO licensing standards (including fire risk), that will substantially improve the noise properties of the building.

The application property is also detached, with impact upon attached properties often being the main concern of HMOs.

The existing lawful use is an unrestricted community use that could be used for a variety of uses (e.g. a gym, dance studio, toddler groups, birthday parties, etc) that would generate more noise than any HMO.

To be clear the applicant only intends to seek 10-person occupancy and officers advise that only a maximum occupancy of 10-13 residents will be possible under licensing controls in any case. To be clear this is in no way 'cramped development'.

## **Parking and TRO**

Much of the concerns of objectors are based on the site being used by up to 20 people, with all having cars. This is seemingly due to double beds being shown. This only reflects the market demand for double beds to rooms, with the proposal designed for 10no. occupants.

The site is within close walking distance of shops and services on Bath Road (A4), including frequent bus services, as well as the nearby Lidl supermarket and employment opportunities at the nearby industrial estates. Residents will therefore not be reliant on a car for day-to-day living.

My client has provided a total of 6no. parking surveys, which your transport officers agree demonstrate sufficient safe parking is available to serve the development demand of 5no. parking spaces.

Despite this, your officers have requested that a TRO be secured at a cost of *at least* £6,310 *“to ensure that inappropriate footway parking in the vicinity of the site is not intensified by the development to the detriment of highway safety and traffic flow.”*

We note that this has changed from their initial concerns of obstructing the bus route here, where further daytime parking surveys were requested (at considerable expense to my client). The parking surveys demonstrate that drivers do not park in the location of concern, despite clear demand for on-street parking within the locality.

Comments from objectors also indicate that the lawful use has also generated extensive parking demands in the past, such that no harmful change arises from the proposal.

Given the explicit evidence of both sufficient parking availability, that these areas are currently not used for parking, and that the lawful use generated extensive parking demand previously, we do not consider that the request for a TRO meets the legal and policy requirements to be ‘necessary to make the development acceptable’ and to be ‘fairly and reasonably related in scale and kind to the development’.

My client is already operating this proposal at a loss due to taking well over a year to advance this matter and inflationary pressures on build costs. It is respectfully requested that the TRO request be omitted from a resolution to grant planning.

## **Conclusion**

The proposal overall represents a sound means of returning a dilapidated building of merit to active use, securing its ongoing maintenance, and providing much needed accommodation.

It is not realistic to expect a return to community use where such investment is required simply to make the building sound, with a number of alternative facilities available in the locality.

The number of HMOs in the area is well below the city average, and the detached nature and size of the property make it ideally suited to provide housing for 10 people.

The site is well located for car-free living and the applicant has provided evidence to demonstrate sufficient parking to meet demand if necessary.

Moreover, the information submitted demonstrates that the area for the requested TRO is not used for parking and this request for a contribution of £6,310 is accordingly not reasonable.

It is respectfully requested that the officer recommendation for approval is followed with the explicit omission of the TRO request.





## Statement in Support

**Development Control Committee A – 5<sup>th</sup> July 2023**

**Agenda Item:** Item B - Christadelphian Church Hall, Church Hill, Brislington – Ref: 22/01548/F

**Author:** Michael Sheldon

**Date:** 4 July 2023

**Project number:** P22-0016

I run Build Logistics as a secondary income with my wife.

I take pride and enjoyment taking on buildings in a sorry state and bringing them back to life.

I have recently refurbished an existing HMO in South Gloucestershire that was at the end of a one year licence from the council as it needed huge improvements and after an extensive rebuild the housing officer that knew the property thought it was now outstanding, commenting on the layout and works carried out as some of the best she had seen.

I have received similar comments from other inspections for works carried out in Bristol also. One being the DJ Derek House.

We aim to create quality private bedrooms with ensuite bathrooms for privacy and large spacious living and communal areas with functional outdoor space. We manage these properties including all maintenance and emergencies and cleaning of communal areas on a weekly basis.

The type of people living in our properties are young professionals either recently qualified or finished studies and/or people moving to the area both from the UK and overseas.

The nature of these houses serves as a first step to either independent or co habitation in Bristol as many see an apartment for single occupancy as difficult to obtain financially and also the lack of social contact especially with many people working from home at least some if not all of the week.

I have had tenants meet and go off and get smaller shared houses together and even had a couple meet and move into their own place as well as tenants returning to Bristol after working elsewhere in the UK desperate to move back into their old room as they liked it so much. I really can only speak of the positives.

Most do not have cars as maybe here for a limited time and although I respect the opposing views of our neighbours regarding parking, I disagree that there will be an excess of cars based on my actual knowledge of my tenants as well as the multiple parking surveys carried out at the planning departments request to ensure compliance.

The same goes for noise disruption. As a student house, perhaps there could be an issue but this is not the case for the properties we build and manage. As said, many people are here for a short time and are not in large social circles to host big outdoor parties. AS a

detached building this offers very limited disruption to even a normal terrace house with a family in it.

That being said, If the building was to be used as a community building then noise and parking would certainly be the case if it was a gym, creche or even place of worship with many people congregating at the same time.

This building is in desperate need of serious structural work. Everybody that viewed this property when it was marketed was a residential developer known to the auctioneers as with so much work required there needs to be the ability to recuperate money spent.

That being said, No corners are cut to ensure a quality finish but more importantly we over spec the materials for optimum noise and heat insulation for building enjoyment and efficiency.

As a detached building it lends itself perfectly to this type of development and our planned works to restore it sympathetically seems the natural thing to do with the huge costs required to put it back to a useable building while still managing to run a business.

It has already sat unused for many years before we purchased it and now for the last 20 months with 15 of those being this planning application when in the same time the building is getting worse and the costs to do the work increasing.

Even Councillor Hornchen was very surprised by its poor structural condition when we met on site to discuss the development and I hope that today we can make the decision to move forward and approve this application so we can create a quality building and well needed housing.

Christadelphian Meeting Room Church Hill Bristol BS4 4LT

*Change of use of a place of worship (Class F) to a ten-bedroom House in Multiple Occupancy .*

Since I initially raised the objection, I have met with the developer and his agent. I listened carefully to their side of the argument. But on consideration and listening to the local residents' concerns I still need to object to the planning proposal.

Parking -. I am not convinced that this area for that. While I am a great supporter of cycling and public transport, I cannot see the residents in this location abandoning their cars. Church Hill and School Road are already full of parked cars, adding another 18 will make it impossible Community facilities and other amenities such as a decent grocery store are quite far away.

Quality -While I agree the developer has a track record of providing higher quality HMO accommodation, and sometimes when a person moves to a new city, shared accommodation of this type can be useful. I am not convinced that this is the area for that. To far away from the centre Having 10 double rooms with only one kitchen and living space also seems not fit for people living there. This will likely (because of its uncomfortable design) have a high turnover of residents, and all the problems that this brings with it.

As the building is to be converted into a dormitory style housing, who is to say the next owner will be as careful.

I know Bristol has a serious housing shortage, but we need permanent homes for families and decent homes for the growing number of single people. I would like to see good accommodation for single people on low incomes in the area, housing them in these conditions is not acceptable.

Cllr. Katja Hornchen

## Amendment Sheet 5 July 2023

### Item 1: - Broadwalk Shopping Centre Broad Walk Bristol BS4 2QU

Page no.	Amendment/additional information
	No amendments

### Item 2: - Christadelphian Meeting Room Church Hill Bristol BS4 4LT

Page no.	Amendment/additional information
116-117	<p>Four further representations to the application have been received since the report was published (taking the total number of contributors to the application to 26- all objectors). The further representations included points already summarised in the report. Additional points are summarised below (case officer response provided in italics or below):</p> <ul style="list-style-type: none"> <li>- The Hall has no parking, there is one space to the left looking at it, but this is used by the townhouses next to it; * <i>The space referenced is not shown on plan as relating to the proposed development.</i></li> <li>- The '36' bus service no longer operates and is serviced via a trial of Westlink;</li> <li>- The HMO is not supported, there are several between Church Hill and Jean Rd junction and another potentially just sold at Auction (on Church Hill). *1 <i>See note below.</i></li> <li>- The existing services in the area (e.g. doctor surgeries) cannot support new housing;</li> <li>- Construction management *<i>Construction management plans would not typically be conditioned for proposals of this scale.</i></li> <li>- If the hall can't be retained as is, then perhaps the owner could consider a smaller proposal such as a family home. *<i>The application must be considered on its merits.</i></li> </ul> <p>*1- The Private Housing Team has advised:</p> <ul style="list-style-type: none"> <li>- 1 Church Hill- Licensing application received (in Feb 2023) for 1a Church Hill for 5 tenants sharing but has not yet been validated and no licence has yet been issued.</li> <li>- There are no other applications pending between Church Hill and Jean Road.</li> </ul>
127	<p>Noise, activity and disturbance- <i>additional text</i></p> <p>A Landlord Management Plan (LMP) was submitted by the applicant on 26th June 2023. The Council's Pollution Control (Environmental Health) Officer has advised that they are satisfied with the plan as a supporting document and confirms that it includes all of the information that they would usually wish to see in a document. They do not object to the application proposal.</p>

Page no.	Amendment/additional information
129	<p>The LMP includes the following information (amongst other information):</p> <ul style="list-style-type: none"> <li>- The Landlord has already passed the 'fit and proper person' test and Landlord Development Programme associated with the HMO licence process.</li> <li>- The contents of the management plan are based upon best practice guidance, which the following documents set out: <ul style="list-style-type: none"> <li>• West of England – Code of Good Management Practice;</li> <li>• Bristol City Council Briefing Note – Neighbourhood issues – Mandatory and Additional Licencing Waste Storage and Disposal; and,</li> <li>• University of Bristol – Guide to Community Living.</li> </ul> </li> <li>- Tenants will receive a copy of the HMO LMP on entering into a shorthold tenancy agreement and additionally a copy will be retained at the Property, within a common area, available for all tenants at all times.</li> <li>- Advice to Tenants includes the following: Avoiding using the garden 10pm-7am, keeping windows and doors shut when possible, avoiding slamming doors windows and shouting, ensuring people leave quietly, avoiding use of amplification equipment, avoiding parties and guidance where having a party.</li> <li>- Physical mitigation measures will be installed prior to occupation in accordance with the Building Regulations - Approved Document E: Resistance to the Passage of Sound (ref: ISBN 978 1 85946 616 2) and to meet fire safety standards under Approved Document B: Fire Safety (ref: ISBN 978 1 915722 15 7) and for HMO licence purposes. This will include installation of wall linings and double-glazed windows improving sound insulation, as well as fire safety measures such as 30-minute rated fire doors throughout that will also offer sound mitigation.</li> <li>- Operational measures include not marketing the property to students and sets out various tenancy clauses.</li> </ul>
132	<p>The applicant has confirmed that their intended occupancy for the property would be 10 residents.</p>
133	<p>(G) SUSTAINABILITY- <i>Additional text:</i></p> <p>An additional condition is recommended to require the approval of a more detailed Sustainability Statement (currently covered under the Planning, Design and Access Statement) in order to address considerations around adaptation to climate change including overheating impacts.</p> <p>Overheating Assessments are not an application requirement for 'minor' scale planning applications such as this. 'Approved Document O: Overheating' of the Building Regulations refers to new-build schemes only and does not apply to this proposal.</p> <p>However, a Sustainability Statement should demonstrate that solutions have been explored to reduce likely identified risks such as insulation (particularly at roof level to reduce warming of the upper floor rooms), solar shading/ solar glazing, water efficiency measures. It is acknowledged that there isn't scope for green infrastructure on site.</p> <p><b>PLANNING BALANCE AND CONCLUSION</b></p> <p><i>There was a word missing in the original sentence- now completed below:</i></p> <p>There would be considered no adverse impacts of the development except that the living environment in terms of the outlook of some rooms would be limited.</p>

Page no.	Amendment/additional information
	<p data-bbox="311 304 884 336">RECOMMENDED ADDITIONAL CONDITION</p> <p data-bbox="311 353 612 385">Sustainability Statement</p> <p data-bbox="311 423 1423 589">Prior to commencement of the development hereby approved, a Sustainability Statement, demonstrating how sustainable design principles and climate change adaptation measures, including measures to reduce overheating risk have been incorporated into the design and construction of the development, shall be submitted for approval in writing by the Local Planning Authority.</p> <p data-bbox="311 622 1423 687">The development shall be constructed in full accordance with the approved Sustainability Statement prior to first occupation of the development.</p> <p data-bbox="311 723 1423 857">Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings).</p>

**Item 3: - Basement Flat 4 Elliston Road Bristol BS6 6QE**

Page no.	Amendment/additional information
	No amendments