

STATEMENT NUMBER B1

The Windmill Pub, 14 Windmill Hill & 3 Eldon Terrace, BS3 4LU

Application ref: 20/02864/F

To whom it may concern: We note that the principle of the change of use was accepted through the previous application, with reasons for refusal only relating to amenity concerns, refuse/cycle storage and clarification regarding trees, which have all been addressed through this amended application. This is also confirmed within the Officer's Report to the Committee, confirming that it has been adequately demonstrated that it is not viable to keep the pub open and there is an extensive number and range of pubs in the local area so the requirements of Policy DM6 (which relates to public houses) has been fully met.

However, I thought it would be useful to set out the background and some context for Members. Joby and I opened The Windmill in 2006. It was the sister pub to our first venue The Pipe & Slippers which we opened in 2004. We are both from a bar tending background. When we took on The Windmill it had been closed for some time. It was in a pretty bad state and didn't have the feel of a very welcoming space. We saw great potential as we knew that at that time there was a lack of a nearby offering that met the standards and expectations of the wide demographic of local residents. After carrying out an extensive refurbishment program we opened with immediate success. We had created a venue that appealed to a number of types of clientele and we found a way of making the full cross section of locals feel welcome; we positioned ourselves at the heart of the community.

Over the next ten years the surrounding area developed considerably. The three venues situated closest to The Windmill (The Victoria Park, The Star & Dove and The Rising Sun) all underwent refurbishment. An abundance of exciting venues began to open on nearby North St. Cargo at Wapping Wharf opened providing an increasingly diverse and energising range of nightlife. Our philosophy has always been to embrace competition and 'be the best' but it became increasingly more challenging to compete with what was on offer. Our business model is based on quality driven value for money and we were forever caught between remaining price sensitive and trying to deliver a product of quality. We began to realise that the other venues (such as the Lazy Dog) in our business were supporting The Windmill through the quiet periods and felt at times we were fighting a losing battle. Under these circumstances we felt it was unfair to burden the wider Bar Wars team and curtail the improvement of their pay rates.

In 2017 we began to explore the options available to us. We reached out to local estate agents that specialise in the sale of public houses. At first confidentially, we instructed Christies and Fleurets to test the water. Fleurets was then instructed to formally market the premises in January 2019. We did have some initial interest as we had built a good reputation and were still a highly regarded venue. However, due to the unusual layout of the building and the cellar being situated within the demise of the building next door, it became clear that the property was not an ideal proposition for local operators looking to expand. The pub is comprised of houses that had been converted into a public house and therefore doesn't have a cellar within the demise of the building. The impact of the

building layout means that the kitchen space is much too small to support the demand for food and it is a difficult space to operate. I believe this to be a discouraging factor to potential operators.

In 2019 I decided to engage with the local community to explore the possibility of a community group takeover. At this time, we had accepted that our business model was failing in the venue but were still hopeful that there were operators with different business models that could be successful. The community group option was an attractive proposition, and we were hopeful that the public advertisement of the venue sale would create some interest. We were extremely conscious that the staff needed to know the situation so that they had an opportunity to find other work. We wanted to be honest with the staff and ensure that they knew the redundancy situation in good time. We decided that we would let the staff know six months prior to closure and set March 2020 as a provisional date to close the venue. The staff were all made aware that we were still trying to sell the venue and there was every chance that a buyer would come along. We were conscious of our responsibility to keep the staff informed and to follow the rules of TUPE (Transfer of Undertakings (Protection of Employment) Regulations). At this time, we engaged with the local community and they began the campaign to 'Save the Windmill'. I spent a lot of time with representatives from the local community trying to coach them and explain the true task ahead of them. We went through the profit and loss accounts on more than one occasion; I was keen to assist the group as much as possible.

Along with the community group we had interest from Punch Taverns. There were a number of reasons why negotiations with Punch Taverns were unsuccessful, but their reluctance to follow the rules of TUPE and the deadline set on our acceptance of their offer were the most significant. The deadline set would not give the community group enough time to put forward a formal offer and we felt that the community group were a better option in terms of protecting the future of The Windmill. As a Bedminster resident and landlord of 14 years I am deeply saddened by the closure of The Windmill and committed to safeguarding the future of the venue if possible.

In February 2020 we were approached by a local brewer and agreed to lease the venue to them. We instructed solicitors and decided on 31st March 2020 as a completion date. We were extremely happy that we had found the best possible solution. A business model that would be successful due to the increased margins available to a local brewer having keen prices on their own beer. This is a business model that has a much better chance of success. On 18th March 2020 the local brewer was forced to pull out due to Covid-19.

Covid-19 has had a devastating impact on the hospitality industry. The catastrophic circumstances that operators have been thrust into have cast immense doubt on the future of all venues in the city. As a Bedminster resident and operator of a venue in Ashley Down, I am acutely aware of the challenges facing us all. We have to this point managed to keep all of our staff in employment and will continue to do everything we can to protect their livelihoods. It is fair to say that the three venues closest to The Windmill will have improved chances of survival as in the absence of a venue that will dilute the volume of trade even further. We are looking at a completely different landscape that was present prior to Covid-19 there are many venues that will not return. We would like to do justice to and celebrate the building, leaving a positive legacy by creating a beautiful development on the existing footprint that will at least preserve some of the great memories born in The Windmill.

STATEMENT NUMBER B2

Dear committee members,

I wish to object to the proposal to turn the Windmill pub into flats. It is a wonderful, character-filled, family-friendly pub that is heart of the local community. It is so good that, despite there being several pubs closer to our house, my wife and I regularly used to (before our daughter was born) cross the park to go to the Windmill; until it closed, we often went at the weekend for a family lunch. Its permanent closure would be a tragic loss to the area.

Yours faithfully,

David Swain

17 St Luke's Crescent

STATEMENT NUMBER B3

To whom it may concern.

The Windmill pub is still invaluable to this community and I absolutely believe had the owner compromised on the price and been guided by the surveyors estimates rather than the unrealistic price he wanted for it, it would be an operating pub by now.

Community is absolutely vital, now more than ever, and The Windmill is the only pub I have ever felt safe as a middle aged woman to go in on my own.

I'm not a big drinker but loved the time I spent there on a regular basis with friends from this community. It was also a place where friendships were formed.

The back room would be freely given over for film nights (with some films shown by local directors), including free popcorn. It would also be regularly used for birthday parties and other celebrations.

The main bar was always used as a place locals would congregate and enjoy the special ambiance that this truly local community oriented Pub provided.

The reputation of the pub extends far beyond Windmill Hill and many people who now live on the hill say one of the factors that tempted them to live here was the pub.

There have always been 2 pubs that serve this diverse community and that need is still very much there.

There is an enormous amount of proposed development in this area and the very last thing we need is a wonderful community asset being converted into flats. This will merely line the pockets of the owners rather than serve literally hundreds of people in this community.

Even at the start of lock down, when people were losing their livelihoods as a community we still raised over £170,000 By the time it closed, according to the landlord it was losing £5000 per annum.

At this point the pub was hiring in ready made food, so making little profit on food, and brought in and heated up is not very appealing.

Had the kitchen been serving great, tasty food that deficit would easily have been turned to profit.

The Windmill is a huge asset to this community and could be again if given the chance. It has huge potential, even in these difficult times and having rentable/ livable space above it makes it even more desirable.

Please be guided by this community and let the pub remain. Covid is a blip but to lose the pub would be final.

I hope you will see what an amazing community Windmill hill is and how the pub has helped to form and develop it.

Kind regards

Cynthia Goldstein

STATEMENT NUMBER B4

Hello,

I object this conversion.

The area is so densely populated with just one small corner shop and a pub which serves one demographic. Once this community asset is gone it will never return.

It is clear the owner is simply looking to capitalise on property prices with no regard to the community that will be effected for ever more.

Many thanks

Philip Hall

23 mendip road windmill hill

STATEMENT NUMBER B5

Dear Democratic Services,

I object to the Windmill Pub being converted into flats. I believe such a decision would be short-sighted. There is likely to be a huge increase in the number of flats in this area due to the proposed developments around Bedminster Green. In which case the pub stands to do very well in future. We don't need more cramped, single person living accommodation but we really will need our local pub.

There is an issue with parking here which will be made worse by the addition of 5 flats which could mean up to another 10 cars parked overnight on the street.

The community spirit that exists on Windmill Hill and helps guard against loneliness, isolation and consequent ill health is, to an extent due to having places where people can encounter each other and make good connections. The Windmill has been such a place - where anyone can go and feel that they belong. This is of huge importance to the locality. The Rising Sun is a very small pub and can't possibly make up for the loss of the Windmill.

The conversion of the Windmill would be yet another example of our Labour council putting the requirements of the developer far ahead of the needs of the people it serves.

Thank you

Esmé Clutterbuck

40 Eldon Terrace

STATEMENT NUMBER B6

Dianne James - Statement 20/02864/F

This planning decision is not simply about converting one disused, unwanted building and replacing it 5 tiny cramped flats in a new building which will be totally out of character with the old terraced houses of Windmill Hill.

The Windmill has, until recently, been the epicentre of the Hill and the community. It has been a safe place for many, a place to meet and socialise, watch films, host parties, eat, drink, take the family to meet other families, have fun and so much more.

The owners have stated that the pub is not viable and they can't sell it or run it to make a profit. It comes with a 1st floor 4 bed flat which has stood empty yet could have generated an income which would have more than covered the £100 a week shortfall. It is for sale at £495,000 , and the agent confirms they turned down an offer for the full price. They have also said there are lots of other pubs near by. That simply is not the case. There is only 1 nearby pub, The Rising Sun, which a very different style of pub, and is at the top of a steep hill, so not easy for some to walk to.

The local community held 2 meetings to ask people what they thought about the pub closing. Each meeting attracted over 100 people. There was huge concern over our loss, and amazing support for trying to keep the pub open. Sadly Covid 19, loss of jobs and general uncertainty prevented the community from buying the pub to reopen as a Community Pub.

Please refuse this application. When we get to a new normal we will need our pub to reopen. If you approve this our pub will be lost forever.

STATEMENT NUMBER B7

20/02864/F Change of use of The Windmill Pub and conversion into 5 flats

Cllr Jon Wellington

Statement to Development Control Committee B, 11th November 2020

This plan has caused concern and much community activity in my ward and as such I referred this matter to DC as it represents a significant change to the local environment and amenity. You will note that this application has attracted 86 objections. The pub has been registered as an Asset of Community Value and has been the subject of an attempted purchase by residents of the local community in my ward.

The pub provides a commercial and public space for an area that has few such amenities. The introduction of yet more housing in an area that is likely to have around 2000 new homes in the coming years (Development Control recently approved the first of the large developments on the nearby Bedminster Green site) does not make sense and will be a loss to the local community. I hope that the committee can consider the impact of this repurposing on a local community that is likely to see massive change in the coming years. I hope the committee will hold the officer to account over his interpretations of the various planning policies cited around the use of community facilities, promoting healthy communities and public houses. I do not accept the officer's view that there are many other pubs in the local area. Those of you familiar with Windmill Hill will know that it is a densely populated area and the number of pubs is far lower than many other similar areas. Again, this should be tested.

The design of the flats does not seem much different to the plan that was rejected earlier this year. I would be grateful if members of the committee could press the officer more on this issue as the previous rejection cited this as a major factor. The previous plan was rejected on grounds of poor light and outlook for unit 2, overlooking and loss of privacy of neighbours (this has been addressed but I do not understand the mitigation of it will be adequate). The previous report also highlighted inadequate waste and storage facilities. The report suggests that these have been overcome but I would like to see more detail as I do not believe the report provides adequate justification.

I note that things have moved on a little since July when I referred this. The local community group has raised a huge amount of cash to try and buy this pub. There is a strong appetite for this to remain a public facility in the community and this decision buries the possibility of it remaining so. I would urge the committee to reject this application to allow the community more time to find a solution or for the owners to find a new buyer. Once this has gone, it has gone for good, and with it yet another aspect of a community's sense of place and identity.

Cllr Jon Wellington (Windmill Hill)

10th November 2020

Jon Wellington

Labour Councillor for Windmill Hill

Bristol City Council

STATEMENT NUMBER B8

As a regular customer of the Windmill pub over the last decade I saw it become increasingly neglected. For example, the Windmill was renowned for providing good food, but this was removed some time ago. Friday evenings were especially popular for families, but again this offer was inexplicably removed. The pub had not been decorated for several years and looked increasingly grubby and uncared for. A large part of the problem was that the pub lacked proper management, and this was compounded by Mr Cranney rarely being seen on the premises. Given this situation, it was not surprising that Mr Cranney maintained he was losing £5000 per year, but this is a small sum that could have easily been rectified. The Windmill was a hugely popular pub and the centre of the Windmill Hill community, as shown by the substantial sum raised when attempting to buy it. Mr Cranney then overpriced the Windmill by over £150,00. I believe this was to ensure no one would buy it, although he professed to have the interests of the community at heart. Had the Windmill been priced at the correct market value, there was a strong likelihood that the community could have bought it.

I believe that the Windmill has been registered as an asset of community value , however, it appears that the planning officer was unaware of this when he wrote his report!

A pub like the Windmill is not just a business but a valuable community asset. The value of pubs in creating social cohesion and combatting loneliness is well documented. The pub was a great place for local groups to meet, it had a thriving film club and much more. The other local pub, The Rising Sun, does not have the space for these kinds of activities. As already stated, the Windmill has been designated an asset of community value. I urge the committee to respect this by refusing this application.

STATEMENT NUMBER B9

Statement for the Windmill pub application:

Charlotte Beaumont

The Windmill sits at the entrance to Windmill Hill, and, to me, felt like a welcoming beacon whenever I walked home alone in the dark. For many years it has been the very essence of a community pub. I used to look through the windows and always see someone that I knew, and if I popped in for a drink there was always a friendly face to smile and say hello.

It provides something different to the other pubs in the area: It has a very quirky layout, which makes it particularly attractive as a pub, with lots of little alcoves to sit in, all on different levels, with wooden banisters and a real feel of a traditional pub, (but fortunately without the excessive drunkenness that usually comes with such). It also has a family room where there was a toy section so that people with children could also enjoy a pie and mash for dinner. It also has quite a large capacity, and the family room was great for parties and small community discos.

Since the last planning decision, the community has shown its backing for the pub in that, even in this time of coronavirus, we managed to raise £170,000 in the hope of buying it. Not only that, but, since the last planning decision, it has been designated as an Asset of Community of Value.

I therefore urge you to rethink your decision to allow it to be converted to flats.

Other pubs in the area do not replace or give enough capacity. The Rising Sun is the nearest pub, and, nice though it is, it only has a capacity of only about a third of the people the Windmill was able to hold. It doesn't have the room to provide a family area or party area as it only consists of one small room. The Victoria Park pub, on the other side of the hill, is awkward to get to in the dark, because the two routes are quite dark and dangerous, one of which is down a dark alleyway (from Somerset Terrace to Holmesdale Road) and the other is through the park, where only recently someone was attacked and left for dead. The third route is quite convoluted and a long way round. So if you look on the map, the Victoria Park pub looks nearer to the Windmill than it actually is in the dark winter nights for those who don't want to risk being mugged on the way! I don't meet friends in the Victoria Park in the winter for these reasons.

Hundreds and hundreds of flats are planned to be built in Bedminster Green over the next few years. Five more flats won't make a difference, but one more pub will.

The pub may have made a loss of £5000 in the last year but I believe that can be easily turned around by having a pub manager on site (focusing on the one pub rather than on several). The Windmill was incredibly busy when was first opened by the current owner. If it has experienced a downturn in numbers over the last couple of years (which I have not myself noticed), then this has most likely been caused by the absence of the manager on site, meaning that small alterations in success of things are not noticed, and not picked up upon. For example, when the pub first opened it did a roaring trade in homemade pie and mash. It was a simple but delicious menu which was inexpensive. When the pub tried to have a more varied menu which was more expensive, the food quality was not as good, and was more expensive, and people ate there less. This may have contributed to the £5000 loss that the current owner has revealed. I therefore think it would be fairly easy to overcome £5000 loss. It seems from reading the estate agent's letter on the planning portal that there has been continuing interest from prospective purchasers all year, even despite the coronavirus situation. Though the community have been unable to raise enough funds to buy it, I feel

sure that, given time, a satisfactory offer of purchase will be received from some quarter. Please give us the time for this to happen by rejecting the conversion to flats proposal.

Our welcoming beacon is for the moment gone, but I hope not forever: you have the capacity to make this decision for us as a community. I urge you to vote to keep the Windmill as a pub.

STATEMENT NUMBER B11

My statement on refusing planning permission to turn the windmill pub into flats.

It is at the heart of our community, and much loved.

We believe it is a viable business, and will be again after covid.

Pubs are closing at a rate of one every 12 hours,

Don't let the windmill be one of them!

All the best,

Lucy

Councillor Lucy Whittle

Bristol City Council | Windmill Hill Ward

STATEMENT NUMBER B12

The Windmill Pub Change of use application - Ref. 20/02864/F

December 2019 Owner first applied for change of use. *Save The Windmill* set up.

January 2020 Owner turned down an offer to buy at the full asking price

March 2020 Pub closed

August 2020 *Save the Windmill* group failed to raise sufficient funds to buy the pub, and by then others, who were considering buying or leasing the premises, had withdrawn their interest. This was hardly surprising at a time of such social and financial insecurity.

The January offer suggests that the Windmill was considered viable at that time.

The decision to decline the offer was clearly a business choice, made in the hope of a better outcome, with the fall-back of change of use to flats.

Covid then messed up the entire world.

At present no pub is viable and the Windmill would be closed anyway.

Nevertheless, the 428 people who did subscribe to *Save the Windmill* plus the many others who expressed emotional support, suggests that there exists a substantial customer base for any future re-opening.

At the moment we are all having to sacrifice individual interests for the common good, and that should also apply to planning decisions.

The Windmill is rightly designated an asset of community value and will be a vital gathering place when we can again meet side by side for a cheering glass. Please keep that possibility open.

To allow change of use now will close the pub forever. To refuse the application will not preclude future changes but will leave space for cooler and wiser decisions to be made if and when the world is no longer prisoner to a virus.

Roland Oliver

STATEMENT NUMBER B13

Hello,

I wish to reiterate my opposition to the above planning application.

The pub is an Asset of Community Value and of great importance to the local community.

Efforts to fundraise to buy it for the community coincided with the Covid 19 pandemic but were nevertheless well supported by local people.

I strongly feel the pub can have a viable future as a pub. It is the responsibility of councillors to protect this community asset so that, once we emerge from this horrible situation, efforts can be made to find a buyer to take it on. This is what we have a planning system for.

Yours sincerely

Adam Royle

13 Margate St

STATEMENT NUMBER B14

Dear Bristol council,

I am writing to object to the conversion of The Windmill Pub to 5 flats. The Windmill Pub is registered as a community asset and is an important part of the Windmill Hill community. We are in a housing crisis, however building 5 flats is not going to solve it or make a great contribution and we know those flats are not going to be affordable.

Changing a community asset to housing is a decision that is only made once and once it is complete it can never be changed back. The loss is felt not just at the time but for many years and the negative impact is endured by many more people than will ever inhabit 5 flats.

I urge you please to stop the development of The Windmill pub.

Yours sincerely,

Dr Georgina Griffiths

STATEMENT NUMBER B15

Dear Sirs

I would like to draw your attention to comments below which I have made in respect of the Windmill pub at Windmill Hill.

I would add that I did not make an offer to Mr Cranney to purchase the pub, only because in our meeting with him it was made clear that he would only accept an offer which reflected the value of the property as residential, which I consider to be unrealistic.

It is a simple exercise to establish that the asking price of £495k for the pub, is considerably in excess of its realistic valuation as a pub. A comparison of pub prices of similar size and location on the Fleurets website would bear this out.

In my comments I mention 2 pubs which I own.

One is in Wells (the Mermaid), which actually consisted of a large (3 storey) pub and large piece of land with equal valuations; the pub, in a busy affluent market town, will have a larger downstairs floor space than the Windmill and also has 7 letting rooms, was valued at £180k when we purchased.

The other pub, in a busy affluent village, Chew Magna (the Queens Arms) and for which we paid £275k, is similarly sized to the Windmill, but also has a large garden.

Both of these pubs will generate turnover considerably in excess of that which the Windmill profit & loss accounts show, and yet the Windmill asking price is considerably more.

I provide this information simply to demonstrate that the Windmill has not been fairly marketed, and that to reject an offer of £495k from a national pub company, Punch Taverns, as the owner by his own admission did, clearly in my view demonstrates that it is likely that the pub has not been very enthusiastically traded in recent years under the current ownership, with the objective of a windfall successful change of use application.

I understand that it is possible to attend the meeting and speak by Zoom; if that is possible I would be grateful to attend, and look forward to hearing from you.

Regards,

Nick James MBA BA(Hons)ACA

Nick James Ltd

Chartered Accountants

Yew Tree Cottage

Scot Lane

Chew Stoke

Bristol

STATEMENT NUMBER B16

Dear Committee, unfortunately I will not be able to attend the committee meeting on Wednesday 11th November at 2pm due to work commitments.

I would however like you to read this email and take note of the concerns that I and a great number of local residents have over the conversion of this much loved pub into flats.

The summary of discussions with the community group is wholly misleading and very much post rationalised and seemingly meant to make everyone feel sorry for the current owner.

According to a number of brewery owners and potential pub landlords/owners the current owner has been looking to sell the pub for at least 5 years before it was put on the market with Fleurets.

And the reason no one took it on is that it was not worth the asking price of £495,000 and when lower offers were made they were refused.

There has been no physical advert to say that the pub was up for sale and the first time that most people realised the pub was on the market was when a message appeared on a Facebook group.

A number of us felt that something had to be done, and although none of us had much time, set about forming a community group to oversee the purchase by the community of the pub to be run by a capable manager who would rent the pub from the community.

It is an extremely complicated business to buy an asset using a crowdfunded model, it takes time to register with the relevant bodies, form a structure, in our case a Community Benefit Society, drum up interest and raise the money.

We had the pub valued by an independent surveyor recommended to us by the Plunkett Foundation and he valued the pub at nearer £315,000 in the condition it was in. We took this advice and made the owner an offer of £400,000 which was as much as our calculations would afford and we wanted to be reasonable, but he flatly refused it.

No-one could foresee the impact the coronavirus was to have on our lives and what with the uncertainty for everyone it meant that none of our forecasts would be met when we finally got to launch the share offer. We did manage to raise £170,480 from 428 people who really don't want to see the pub close.

We nominated the pub as an Asset of Community Value because we were instructed to do so by the valuer and the Plunkett Foundation.

This latest submission of a virtually identical application to the one that came before does nothing for the community. The planning officer believes there are a number of pubs in the area, which is not true. The people that used this pub live within a less than 5 minute walk from it, the other pubs are by no way this convenient.

I, and everyone else who tried to buy the pub, will be deeply saddened to see this pub, this community asset lost forever to flats, especially when you consider the potential developments at the bottom of the hill and the circa 1000 flats to be built with few or no local facilities on their doorstep.

PLEASE REFUSE THIS APPLICATION. Kind Regards Carlton

28 Vivian Street, Windmill Hill, BRISTOL

STATEMENT NUMBER B17

Dear Sir or Madam,

I would like to submit the statement below as a written statement for the attention of Development control Committee B on Wednesday 11 November 2020 at 2pm.

My statement concerns application number: Application no. 20/02864/F

Site address: The Windmill, 14 Windmill Hill & 3 Eldon Terrace Bristol BS3 4LU

The statement is as follows:

The windmill pub is a valuable asset to the community. Whilst it is true that there are other pubs in the locality none of them have the separate family facilities, the ability to host film nights or other functions within a private room and none have the same level of backing from a local community.

The campaign to save the pub was welcomed by so many, as it was organised by the local community in response to the decision to try to stop it from being a pub, the purchase was unsuccessful, not due to a lack of support but due to the financial uncertainty created by lockdown and a pernicious virus. Due to the same issue the residents in the local community have now been without their pub for 7 months and are still passionate about having it back.

It is difficult to quantify the value of a community asset, but the persistence and depth of feeling in the community must go some way to demonstrate how much this pub means to the local community. The facility needs to be kept as a pub to keep the community whole, who in turn want to support the pub. It is a cornerstone for the community and a detriment to it if lost.

Kind regards,

Andrew Kemp

216 St Johns Lane, Bedminster, Bristol

STATEMENT NUMBER B18

Dear committee members,

I object to this application because pubs and venues are being threatened with closure all around Bristol. If The Windmill ceases to be a pub then we would be losing a major part of the character of the area. The pub is a community hub and an essential part of the “village in a city” - i.e. community centre, pub, shop, park etc. Without these places, areas become uninteresting suburbs and are no longer varied and thriving communities.

There is massive local support for The Windmill remaining as a pub, which can be clearly seen by recent “save the Windmill” campaign and crowd-funding efforts raising 170K from individual donations, despite the current pandemic and financial uncertainty. Without the pandemic it seems likely that the crowd-funding target would have been met. With this and the additional charitable grants and agreed mortgage based on a business plan put together by locals and volunteers, it is fair to say that The Windmill still has potential to be a viable business.

The pub itself also brings work and provides support to the numerous local breweries in Bristol. Its proximity and symbiosis with the local corner shop is also important. The loss of one may affect the other.

I really feel that the continuation of the building in the same or a similar use should be prioritised in planning applications, as these are the heartbeat of the community’s cultural life. More flats would add nothing to this.

Planning applications such as these have to take a wider perspective. If local views are ignored, then people have no stake in an area and civic connection and responsibility is drained away.

Such decisions seem small but their impact, especially cumulatively is massive, culturally, economically, socially and psychologically.

Please use your foresight to decline this application and allow the opportunity for the building to continue and flourish as it should – as an asset of community value.

I believe this application is not in line with the National Planning Framework which refers to mixed use developments and the need to work closely with the community. It also does not; add to the quality of the area, create a sense of place or an attractive place to live or visit.

It also fails to meet local requirements of Bristol City Council’s Core Strategy, as it does not; reinforce local character and provide a multifunctional realm or promote diversity.

Kind Regards,

Tom Phillips-Brynolf

(local resident)

STATEMENT NUMBER B19

Dear committee members,

I, like many in the local community, feel very strongly that the redevelopment of The Windmill would be a great loss to the area. The 'Save the Windmill' group set up a Crowdfunder to raise the money to buy it and this raised a huge amount of money, thus showing the great local support and potential for the pub continuing. The timing of this campaign coincided with the virus, job cutbacks and uncertainty for all of us, and as a consequence the pub was not purchased. The pub is now registered as an Asset of Community Value, and I feel that more time should be allowed to find a buyer and allow the community a chance to save this important part of our cultural life.

Yours faithfully

Claire Bosanquet

STATEMENT NUMBER B20

The Windmill was unique; it complements the other two pubs on the hill, The Victoria (more of a gastro pub) and The Rising Sun (not as cosy and attracts a different clientele).

It was a pub that was loved by the community of Windmill Hill and beyond. It had a good reputation and was very popular with the young and old alike and has been awarded the status Asset of Community Value (ACV).

As a woman, I felt completely safe being there on my own – it was also an ideal place to meet friends in a group. I have very happy memories of it, especially of my 50th birthday party a few years ago and I would love the chance to hold my 60th there, too!

More recently, I have really enjoyed Film Club which I attended every other Wednesday and was the highlight of my week.

When shares in The Windmill were offered earlier this year, 428 people bought some – that must show you how important this pub is to the residents of Windmill Hill! I strongly believe that if Covid 19, together with the lockdown and job insecurity, had not coincided with this, more people would have come forward and more money would have been spent.

The small loss of £5000 pa could easily be rectified by selling pies and mash again, which was extremely popular.

Also, all the people who will be living in the new dwellings to be built in the Bedminster Green area, will add to the success of the pub – they will flock to The Windmill!