

Public Forum

D C Committee A

6pm 27 April 2022



1. Members of the Development Control Committee A

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

2. Officers:

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



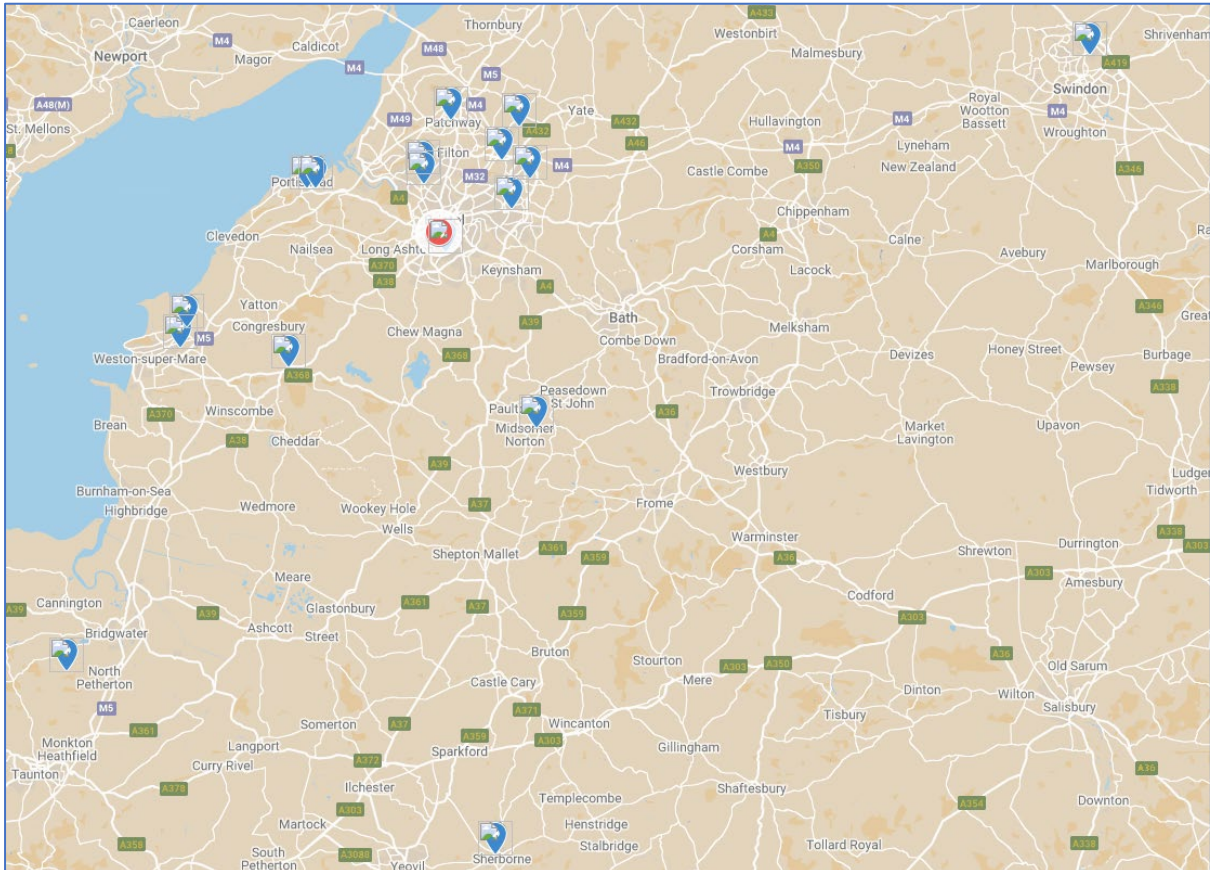
STATEMENTS & PETITIONS		
Statement Number	Request To Speak Made	Name
21/02976/F - 46 & 47 Coronation Road & Castlemead House St Johns Road, Southville		
A1	Y (n)	Nicki Featherstone (Castlemead)
A2	Y (n)	Katy Mourant (Pegasus)
A3		Cllr Tony Dyer & Cllr Christine Townsend
A4	Y	Bristol Tree Forum
A5		Stephen Wickham



Ref. 21-02976/F – Statement on Behalf of Castlemead Insurance Brokers

The building is owned by the management through their pension scheme's company Coronation Road Developments.

Castlemead Insurance Brokers has members of staff that live across the region.



The firm moved to Bedminster in 2013 from Clifton in anticipation of the Residents parking zone in Clifton; the majority of our team commuted by car and parked on the street. Castlemead House has substantial parking which was the majority of its appeal.

Since then Castlemead has grown from 9 to 20 staff and has outgrown the current building. The business has also moved into international and complex insurance & risk management and the expectations of clients and potential recruits are for better head office premises.

The current office has lots of separate rooms, old fashioned lighting with low ceilings and is both cold in the winter and hot in the summer due to its 50's construction with little insulation. Castlemead's has an active Environmental and Social Governance (ESG) policy and we are aiming for Net Zero. It is realistically impossible to achieve a Net Zero carbon footprint given the location and construction of the building.

We also have substantial issues with Disabled Access to the building and are struggling to accommodate a team member with MS – the premises has no scope for a lift for example.

We are therefore looking to relocate the business to a more modern sustainable location either along the M5 corridor with access to Parkway or closer to Temple Meads station given none of our Team live in BS3 or its surrounds and the expectation that Hybrid working from home is the new normal so we need an open plan collaborative space going forward.

Ref. 21/02976/F – Address to Planning Committee

1. Katy Mourant, Pegasus Group – Planning consultant to the applicant.
2. Hopefully, the loss of the employment use has been covered off by Niki Featherstone from Castlemead Insurance Brokers, the current owners, and occupiers of Castlemead House. It has been Covid-19 that has prevented Castlemead from relocating. We appreciate that there is a balanced decision to be made here. The site is outside of an area specifically protected by policy for employment and there is availability of better-quality offices elsewhere in the City. We agree with the Planning Officer's balanced judgement that, given Bristol's lack of five-year housing land supply, the application should not be refused on this ground alone. There is an overriding need for housing, which the scheme will help address.
3. Notwithstanding the conclusions of the two viability agents, the applicant is accepting that affordable housing is an emotive issue and is therefore willing to offer 3 units as affordable, to be 'First Homes', to be discounted by a minimum of 30% against the market value.
4. The scheme has been amended to address the previous reasons for refusal and the applicant has proactively engaged with Bristol City Council. The applicant's architects (Alec French) have worked closely with local community groups and Urban Design Officers to ensure that the scheme responds to the townscape whilst also delivering a sufficient quantum of housing.
5. The site is unique as it has 3 frontages. The scheme responds to each of these, by forming the end to the terraces on Coronation Road and by taking advantage of the open aspect onto Asda car park. It also responds to site constraints, including the culvert and by improving the turning head at the end of Lucky Lane.
6. We have been involved with this site for nearly 4 years now and its redevelopment is long overdue. Should permission be granted, it will allow a scheme to come forward on a brownfield site that can deliver much needed housing.

STATEMENT A3 – Cllr Tony Dyer & Cllr Christine Townsend

Please accept this objection to the planning application 21/02976/F being considered by Development Committee A on the 27 April.

Unfortunately, as I am in isolation prior to a medical operation, and my ward colleague is chairing a public event in our ward, we will be unable to speak at the committee.

As ward councillors for Southville, we are disappointed at the lack of engagement by the developer. We have approached, and been approached by, multiple developers across the ward to discuss their proposals and have often worked with those developers to improve their proposals based on our knowledge of the ward and the issues raised with us by local residents and businesses. This has not happened in this case.

In our experience, a failure to engage with ward councillors is often accompanied by a failure to fully engage with the community as a whole.

We are also very disappointed that, despite there being some 16,000 families on the housing register, there is no offer to deliver any affordable housing of any kind within this development, nor any offer to fund affordable housing off site.

Within a mile of this site, there are multiple residential applications that have come forward, or that are soon to come forward, that provide affordable housing at 100%, 30% or 20% of the homes delivered. We would like to understand what unique conditions prevent this proposal from being able to deliver even a single affordable home.

We find it difficult to understand how, given the ever increasing house prices within Southville ward, offering a generous return on residential development whilst also being subject to a substantially lower level of Community Infrastructure Levy for residential compared to the City Centre, it is not possible to find a way of providing the affordable housing that is so badly needed.

We note that this site originally sought to make use of the Affordable Housing Practice Note to commit to a 20% level of affordable housing. Now that scheme has expired in Southville ward, it appears that the scheme is no longer viable if affordable housing is included.

We note the considerable difference between the Viability Assessment provided by the developer compared to that commissioned by the Local Planning Authority.

We also note that the development is within the Bedminster Conservation Area, straddling two separate character areas; namely Coronation Road and Acramans Road. The lack of affordable housing makes it even harder to forgive the lack of sympathetic design with the Coronation Road frontage offering little more than a pastiche to the pre-Victorian housing alongside.

We do acknowledge the commitment to delivering a no car development which is appropriate given the location on a bus route and within walking distance of the City Centre and Temple Meads. But unfortunately, without any provision to provide support for any form of affordable housing, either on or offsite, we cannot support this proposal and therefore ask that it be deferred to allow the developers the opportunity to work with planning officers to deliver an appropriate contribution towards tackling the lack of affordable housing.

Cllr Tony Dyer & Cllr Christine Townsend

Ward councillors for Southville



21/02976/F | 46 & 47 Coronation Road & Castlemead House St Johns Road,
Southville Bristol BS3 1AR

Statement to the Development Control Committee A

We have prepared our response following the publication of the applicant's Biodiversity Net Gain Assessment dated March 2022 (BNGA) on 07 April 2022, some ten months after the application was validated and barely three weeks before this application is scheduled to be considered by the Development Control Committee.

Using Biodiversity Metric 3.0 (BNG 3.0), we calculate that this proposal will result in the net loss of area habitat units of **16.11%**, a net gain of **12.51%** of hedgerow habitat units and **0.00%** net gain of River habitat units.

The planning officer has today confirmed that the LPA '*will be seeking no net loss on site though there may be circumstances where off site mitigation could be acceptable.*' Currently, the LPA does not require the 10% biodiversity net gain which will be required when the Environment Act 2021 takes effect in 2023.

We have today finally received the applicant's BNG 3.0 Metric spreadsheet and note that there are differences between the figures in the spreadsheet and those shown in 21_02976_F-BIODIVERSITY_NET_GAIN_REPORT-3190634. We have drawn these to the attention of the officer.

We have also seen the proposed BNG condition. In our view, the wording proposed is inadequate. The time-to target (TtoT) periods for the proposals to create new habitat range from between 1 and 27 years. Part 7 of the Environment Act 2021 anticipates this by requiring Conservation Covenants to be created backed by a bond. This will ensure that the developer is sufficiently 'invested' in bringing these new habitats into being by the end of these TtoT periods AND has set aside sufficient funds to achieve this.

Also, any covenant should 'run with the land' to ensure that the condition/obligation does not become unenforceable when the developer sells on. As we understand it, conditions only bind the developer during the development period, not their successor in title after the development has been signed off.

We appreciate that this part Act has yet to take effect but suggest that the Council needs to take account of these provisions, especially given that the creation of new habitat on this site will extend well beyond the activation of this part of the Act.

In the absence of this, the current draft Condition should be amended to read '*All planted materials shall be maintained for 27 years and any trees removed, dying, being severely damaged or become seriously diseased within 27 years of planting shall be replaced with others of a similar size and species to those originally required to be planted*'. 27 Years is the TtoT period for this Urban Tree habitat, as is required under BNG 3.0. We do not agree that the applicant should be allowed to 'credit' six years to this period prior to these trees being planted.

We also note that the council ecologist has not commented on the biodiversity evidence, even though BNG 3.0 anticipates that the calculation will be reviewed (and approved) by the council.

Given this, we are unable to support this application as it is currently proposed.

Bristol Tree Forum (26 April 2022)

21/02976/F | Demolition of existing buildings, removal of surface parking and erection of a building comprising basement plus up to 5 storeys to accommodate 44no. residential units and associated bin and bike store, as well as the erection of 2no. 2 storey dwellinghouses. Associated hard and soft landscaping. Vehicular layby on St Johns Road and vehicular access from Coronation Road. (Major) | 46 & 47 Coronation Road & Castlemead House St Johns Road, Southville Bristol BS3 1AR



One of the MOST-SEEN views of listed St Pauls Church Tower in the Bedminster Conservation Area is from the central pedestrian Isle of the ASDA car park where thousands walk trolleys to and from their cars crossing the car park search lanes on a continuous Zebra crossing.

The current buildings on site defer to the church from this route. See also page 2

I have two points for the committee: but would add that there have been portal problems in recent days and there are now unseen drawings and reports going on re this case as the comments deadline for committee is only minutes away with no time to appraise them. Stephen Wickham 26 April 2022.

1. View across ASDA car park.

This is mentioned in the Statement of Community involvement. I was one of those pointing out the car park central zebra-way, which is basically a priority trolley-run from ASDA's west door northward to the petrol station adjacent Coronation Road, offers views from below, to St Pauls Church Southville in the Bedminster Conservation Area, seen by thousands of shoppers on foot, all year round. It can present a nice sunset or an afterglow view in winter which is more inspiring and interesting than all the cars on display from an amenity perspective. And it is a Heritage asset.

The threat from redeveloping the Castlemead site is that a five story building with much wider footprint and much closer East façade will be much more imposing on the skyline and basically obliterate the church from two thirds of the ASDA zebra-way.

I am pleased to see the exercise was attempted by the architects from three points on the west side of New Charlotte Street [See pages 14-17 of the DESIGN INTENT DOCUMENT introduced in January 2022] and bears out the "disappearing church hypothesis" first put forward in the SCI.

I would however point out to the committee members that the visual experience from the much closer ASDA Zebra-walk will be so much more prominent and worse.

The heritage asset Comprising Grade listed Church Tower and Local Listed Church building will be greatly diminished or obstructed.



**Above the Architects
Long View from New
Charlotte Street. (Middle
of three such
constructed) See design
intent book Jan 2022.**



**My point being the closer
views from the main
shoppers trolley zebra
route through the car
park will be both More
seen by the public and
more overwhelmed by
the proposal.**

2. The Late Viability Argument

All 2021 community involvement exercises for this application were conducted in the “climate” of at least 20% affordable housing. (If not or “Why not?” more). The idea of progressing this application without an affordable element is, or was, likely to have provoked other and extra public reactions, that are notably missing from the online response and officer summary of same.

Viability as now presented as a piece of financial gamesmanship is NOT the same between applicants consultants and the BCC agents: It is just that the applicant claims it fails by a vastly deeper well !!! As they would.

It’s not a balanced “Glass half empty” v “glass half full” argument. But as it were, the applicant needs another pint from the Bar , whilst the City's glass is still three quarters full.... so whose round is it?

Perversely it is apparently the fact the application now includes demolishing two perfectly good Coronation Road HOUSES , in conservation area, that now distorts the viability Gamesmanship !! (And the sustainability arguments)

Given ever rocketing local house prices, surely the increase in value of the open market sale or rental levels easily compensates for any cost increase and must support affordable viability even more than previously!!