

For the attention of Councillors B2

Development Committee A 21st December 2022 6pm (previous Nov 16th)

Application no. 22/00805/F

Site address: 155 - 165 West Street Bedminster Bristol BS3 3PN

Proposal: Demolition of existing buildings and construction of student residential accommodation

(12 studios flats and 7 cluster flats) and a replacement employment unit (Use Class E(g)), and associated works. (Major application)

I'm writing both as a resident of Churchlands Road (adjacent to this proposal) and as Secretary of the West Street BS3 Neighbourhood Group (WoWBS3).

Since this planning application was first submitted, I have received and seen many objections from local residents. Following a meeting with the developer I have also lodged a personal objection. I trust that these comments and objections on the Council planning portal have been given due consideration.

With the significant student accommodation being built at the Bedminster Green site, we do not accept that this - as planned - is a necessary development.

It is important to note that we do not object to the development of the site for residential use (in fact we would welcome it) but feel a more appropriate use in keeping with the neighbourhood in which this site is located, would be accommodation for couples and families.

We do not accept the claim by the developer that this project will stem (according to him) a growth of HMOs in our neighbourhood. We asked for evidence to support that.

We also do not accept his further claim that this proposal as designed will not increase an already significant parking problem, in particular on Churchlands Road which is already subject to cars parked nose to tail and partially blocking the pavements.

At our meeting with developer, we asked him to re-consider his plans and to provide a mixed residential development on the site, which would integrate into our existing community, help sustain our local retail economy, contribute to Bristol's need for housing, utilise a brownfield site and also one where new residents actually contribute to the city council services we all rely on.