

Public Forum

D C Committee B

Tuesday 13th June 2023



Members of the Development Control Committee B

Councillors: Ani Stafford-Townsend (Chair), Chris Windows (Vice-Chair), Fabian Breckels, Andrew Brown (substitute for Sarah Classick), Lesley Alexander, Amal Ali, Lorraine Francis, Katja Hornchen, Guy Poultney



		Questions/Statements/Petitions	
Number	Request To Speak Made Where Indicated S = Speaker	Name	Application
		No PF received.	21/0376/F – 102 Gloucester Road, Bishopston BS7 8BN
1	S	Alice Ellis – Arc Bristol	22/00933/F – U Shed
2	S	Clare Reddington – CEO Watershed	
3	S	Hannah Armstrong – Pegasus Group	
4	S	Stephen Davies – Padmanor Investment Limited	
5	S	Lisa Smith – We The Curious (Sally Davis to speak)	
6	S	Toni Riddiford – Stride Treglown	
7	S	Dave Redgewell	
8	S	Cllr Patrick McAllister	



9	S	Kevin Hydes	
10	S	Alex Riddell – CBRE	
11	S	Ben White -V7	
1		Councillor Asher Craig	22/02345/F – Inns Court, Open Space, Hartcliffe Way



Speaker statement in support for the redevelopment of U Shed

Alice Ellis, Arc Bristol

Dear Councillors,

You might recall in late 2021 Bristol's planning committee faced another difficult decision. Officers were concerned with our proposals to put the amazing Arc Bristol on the roof of We The Curious.

In case you missed that particular proposal, Arc is a glass cabin suspended between two masts. It is designed to lift 42 passengers 70 metres into the sky, so those people could look down at the amazing Harbourside and across this beautiful city...and contemplate and learn about its rich and complex history.

Officers and Historic England objected on the basis of heritage *harm*...as they insist on calling it (perhaps heritage *change* is a more useful description). At 70 metres above We The Curious, it is clearly highly visible from the Cathedral. So, officers recommended it was refused.

Fortunately for us we not only had the support of the Cathedral's lovely Dean, but committee members – somewhat bemused by the officer's recommendation – unanimously voted to support the application.

There's a reason I'm telling you this!

The application to redevelop U Shed has a lot in common with Arc. Both would play a major role in rejuvenating Harbourside, one of the most important parts of the city. Looking around it seems to me that Harbourside is risking losing a lot of its appeal. It really needs investment to make it a more attractive, vibrant and exciting place to live, socialise, work and visit.

The other thing Arc and U Shed have in common is that – despite the obvious benefits of both – we are told heritage trumps everything, yet again.

But I think that's wrong. The heritage *change* resulting from this proposal is tiny compared with Arc – but both are fantastic. And both deserve your support.

And, by the way, while you won't see Arc on top of We The Curious, we will be back...and I look forward to telling you all about our new Harbourside plans.

Kind regards

Alice Ellis, Arc Bristol

Statement in support of proposals to redevelop U Shed From Watershed Chief Executive Clare Reddington

Dear Councillors,

I am writing in support of the planning application to redevelop U-Shed.

Watershed is one of Europe's leading independent cultural cinemas and the only multi-screen cultural cinema in the Southwest. We are a hub for local talent and gift space to over 164 residents in Pervasive Media Studio. The next generation of creative talent develops its voice through our ground-breaking engagement programmes.

Our Café and Bar provides a welcoming city centre hospitality offer and we are home to a range of conferences and events. We are part of the fabric that makes Harbourside such a fantastic place – and a draw for visitors – and we rely on the local environment to sustain our business.

However, the setting around Watershed has become tired and seriously needs investment. If you stroll around this part of Harbourside you'll see how much it needs reinvigorating. The public space needs major improvements and the mix of businesses needs diversity to ensure it remains vibrant, attractive and authentic.

We were delighted when the owner of U Shed approached us and shared its plans not just to replace the existing structure, but to invest heavily in public realm along the Waterfront and on Canon's Road which sits behind Watershed.

We welcome the three new ground floor units which would see the local hospitality offer refreshed. The scheme would bring active frontages to Canon's Road, invest in greening what is currently an unwelcoming area, and declutter the space in front of Pero's Bridge. These significant improvements will help revitalise this important part of Harbourside.

As an arts centre we are sadly not able to fund these extremely well-thought through improvements to the public realm, so really welcome this private sector investment. We wholeheartedly support the proposed development.

Yours faithfully,
Clare Reddington
CEO, Watershed

U SHED REDEVELOPMENT, STATEMENT IN SUPPORT
Hannah Armstrong, Associate Heritage Consultant, Pegasus Group

Dear Councillors,

I am a heritage consultant specialising in the consideration of the built historic environment, and I'd like to briefly explain why the harm which may be deemed to arise should not prevent approval of the application, when taking into account the level of harm, the public benefits and the appropriate planning and legislative considerations.

To confirm, neither myself nor Historic England consider that harm would arise to the Cathedral, and Historic England does not formally object to the application. It is also my view that no harm would arise to any Listed Building.

The question of harm – which leads to the recommendation to refuse – should thus solely pertain to the impact on the three Conservation Areas. But what level of harm? I assess this to be:

- Minor harm to the City Docks Conservation Area - at the very lower end of 'less than substantial';
- Very minor harm to the City and Queen Square Conservation Area - again at the very lower end of 'less than substantial';
- Very minor harm to the College Green Conservation Area – again at the very lower end of 'less than substantial'.

When considering the change that would arise, it is important to take into account that the existing building is not historic, it is a 1990's replacement of an earlier 1920's building. The proposed, highly sustainable building incorporates clever references to the site's history.

Yes, there is a height increase but this is of 3.2 metres, in a setting with significantly taller buildings around it, including the Aquarium (5 metres taller than the proposed new building) sat immediately behind it.

We challenge various conclusions in the officer's report, in particular what assets may be impacted upon and the level of harm that would arise. It is my opinion that any harm would be at the very lower end of less than substantial, and the NPPF clearly states that public benefits must be considered against the level of harm. Enhancements to the public realm in the Conservation Area should form part of this consideration. It is also incorrect for officers to state that the proposals are contrary to the Planning Act 1990 purely as harm is deemed to arise.

Yours faithfully,

Hannah Armstrong,

Associate Heritage Consultant, Pegasus Group

U SHED REDEVELOPMENT, STATEMENT IN SUPPORT

Stephen Davies, Director, Padmanor Investment Limited

Dear Councillors,

We own two of the buildings immediately neighbouring U Shed: V Shed and The South Building. V Shed is home to Pitcher & Piano, JD Wetherspoon and Revolucion de Cuba; The South Building is home to a number of other outlets including Las Iguanas and Tikka Flame.

There are a number of reasons we fully support this excellent proposal to redevelop U Shed:

1. We believe the investment and partial change of profile here is needed. Bristol Harbourside has diminished in its appeal for mid-week and daytime use for workers and families, putting its reputation as a safe place of amenity and leisure at risk. This has happened partly through the focus on night-time economy, and the recent closure of buildings like We The Curious (temporarily due to the fire) and the Lloyds building. As a father of two young children I used to bring my kids to the Millennium Square regularly: I can't remember the last time I did because - in recent times - my daytime visits tend to be met with closed restaurants, litter and beggars. We recently bought V Shed as we believe that - through a combination of our own investment, the investment and long-term commitment of our tenants and the investment in other local buildings - Harbourside can regain its reputation;
2. 390 office workers will significantly increase spending in our tenants' bars and restaurants, both the people who work there and their visitors. Critically, this money is spent during weekdays which are quieter times for restaurants. This means it will help to sustain those businesses in between the much busier weekends. These businesses will then be able to offer more regular and secure employment to those staff - typically with families - who are less able to work evenings and weekends. Many people love working in the leisure business but are forced to leave when having a family. Helping support the food and beverage sector with regular day-time business by putting attractive offices nearby can have a huge impact on this sector.
3. Bristol needs new offices built to the most modern environmental standards in highly desirable locations to help attract staff back to the office. This building will be a place-maker for Bristol, adding to other recent high-profile schemes including the recent announcement by Dyson to redevelop another waterfront building opposite Castle Park. Dyson has specifically said they can attract the staff they need in Bristol, that they're unable to attract to their head office in Malmesbury.

Having a new office in this great location will help attract the businesses and staff that Bristol is struggling to accommodate, help regenerate the local area and provide regular business to the local leisure economy during weekdays. This would be great news for Bristol Harbourside. Please consider all these important benefits when making your decision.

Yours faithfully

Stephen Davies

Director, Padmanor Investments Limited

We The Curious statement in support of U Shed application
Lisa Smith, Estates Director, We The Curious

Dear Councillors,

We are happy to support an application for development of the harbourside.

The Harbourside continues its slow and uncertain recovery from the pandemic and We The Curious faces additional challenges, after a fire on our roof last year, as I am sure you all know.

We are implementing a plan for our recovery, but it takes time and is putting additional pressure on our limited resources.

The area around We The Curious – most of which we lease from the council – needs investment, particularly the street which Watershed and U Shed back onto. As an educational charity we welcome development to the harbourside that aims to make the area more accessible and attractive to people who may not usually visit.

Harbourside, of course, is an incredibly important destination, for Bristolians, UK and overseas visitors. We have some amazing attractions, excellent restaurants, cafes and bars.

The open public spaces around the U Shed are tired and need substantial improvements. The proposals to redevelop this site don't just include a new contemporary building, but also significant investment in that public realm.

By opening up the building to face onto Canon's Road - and by creating a safe, attractive and green environment in this area - the development will turn what is currently a tired and unwelcoming space into a true place for people to move through and dwell in.

Yours faithfully,

Lisa Smith

Estates Director, We The Curious

U SHED REDEVELOPMENT, STATEMENT IN SUPPORT

Toni Riddiford, Architect, Stride Treglown

Dear Councillors,

Hopefully you've had a chance to look at the artist's impressions of the building we've designed. This is high-quality architecture worthy of its unrivalled Harbourside location.

We feel it strikes a balance between contemporary and industrial design, heavily influenced by the heritage context – a building that also reflects the original 1920's U Shed.

This is a carefully considered, high-quality design that has been shaped by the surroundings, and sits comfortably within them. Even though it's just three metres taller, we've stepped that top floor back so when you walk across Pero's Bridge you can't see it.

But it's not just about the building. Rather than turning its back on Canon's Road – as the existing building does – we turn towards it, with the office reception opening onto it, and glazing along the three new ground floor foodie spaces.

The extensive public realm investment would transform Canon's Road into an attractive tree-lined place full of activity. And the decluttering, new paving, lighting and seating along the waterfront is long overdue.

But why replace the building at all?

The existing 1990's building was poorly designed. It consists of an oversized single storey with mezzanines that are unusable in several places. The existing foundations can only cope with the current mezzanine levels, so the building needs to be taken down for the foundations to be strengthened.

In what will be a first for Bristol at this scale, the steel structure will be saved and reused - significantly reducing waste and embodied carbon. Any steel we can't reuse will be reused on other buildings. We expect to use at least 70 per cent fully reused steel, with the rest containing recycled steel.

Unlike the existing building, the new building would also meet the highest sustainability standards.

Finally – a clarification – officers have incorrectly stated in the report that the ceiling height under the Quayside Walkway would be reduced. It would actually remain the same at 3.74 metres and would be transformed with new paving, lighting and seating.

Yours faithfully

Toni Riddiford

Architect, Stride Treglown

Public statement.

We would like to object to this planning application .

On the design of the building the extra high and storey of the new buildings.

The effect and design on the city conservation area and the historic Harbour the Great western railway railway shed a grade 11 listed building.

The effect on the views of Bristol cathedral and Queen Square conservation area .

Bristol Harbour is major leisure and Tourism facility for the People of the city and county of Bristol 650 year oid this year .

The historic Harbour is major South west Tourist attractions and is contributes to city visitor and Tourist economy and £ 2 .9 billion

the urban design of the Harbour is very important the present u shed is 19 90s

And fit in with the design of the Harbour

The new proposal is not in keeping with the historic Harbour.

We are also concerned that the transport officers recommend more cycling facilities and some road junction improvements but see not contribution to public transport bus services

Like service 9 from Portway parkway interchanges shirehampton station sea mills Hotwells Bristol Harbourside and Broadmead Bristol Temple meads station and Bristlington park and ride.

And other support bus service provided by the west of England mayoral combined transport Authority and North Somerset council under the bus service improvement plans.

And money toward the Harbour ferry landing stages .

Making the Harbour pontoon for access for disabled passengers and passengers with reduced mobility and money towards the ferry being made accessible.

We ask city Transport officials to consult the Transport Authority west of England mayoral combined transport Authority about public transport requirements

In planning applications.

We also want to see improvement to the surface in the Harbour especially on the quayside and outside u shed the area is still very difficult for wheelchair users and people with reduced mobility and

Mothers and Fathers with buggies.

But the Harbour is an area of historic Bridges and buildings in the city Docks conservation area including in future Baltic wharf and Western Harbour.

We want to see the a properly designed building as layed out by historic England.

We wish the planned lead approach

to the city Historic Harbour and the proposal does not fit in with the Harbour.

We request the planning committee to refuse this planning application.

David Redgewell South west transport Network and Trustee of Bristol disability equilities forum.

Gordon Richardson Bristol disability equilities forum

Thank you Chair.

I would like to urge the Committee to reject this planning application. There are a number of reasons why this proposal is not the right thing for the area and not a good thing for Bristol.

The heritage impacts of the development are substantial and negative, damaging iconic Bristolian views. In addition, this proposal would bring years of disruptive works to one of the most vibrant and touristy parts of our city, damaging commerce. The carbon costs of such works would also be substantial and the position next to the waterfront risks wider environmental damage. And the removal of an iconic Bristol business with hundreds of local employees and more in its supply chain represents an unalloyed negative for the city. I urge the Committee to reject this proposal.

Councillor Patrick McAllister

Application Number: 22/00933/F – U Shed Building, Canons Road, Bristol, BS1 5UH
Written Statement / Public Forum Statement on behalf of Zaza Bazaar Ltd

On behalf of our staff and loyal customers, Za Za Bazaar wishes to reiterate its strong objection to the proposed redevelopment of the U Shed Building.

The application proposal will result in the permanent closure of Za Za Bazaar - a well-established and popular restaurant that has been serving the community for many years and has been the subject of significant investment in the city centre.

Over the past 12 years, we have served up to 15,000 customers each week, offering over 300 international dishes from across the world. Our restaurant has become a beloved hub amongst the community of Bristol and the Southwest of England, bringing people from diverse backgrounds and communities together and introducing people to cuisine from around the globe. We have hosted different college and university student groups; university and international societies; local schools, groups of diners from different religious backgrounds to celebrate Church Congregations, Ramadan, Eid, Chinese New Year, Diwali and Christmas.

The proposed redevelopment would result in the loss of over 230 jobs which are not just numbers and represent real, local people who depend on the restaurant for their livelihoods. These people have worked hard to make the restaurant successful; and it is unfair to take away their jobs and leave them without any means of supporting themselves and their families. The concern of those whose jobs are under threat is reflected by the objections submitted by a number of the staff. These objections are dismissed by the applicant in the recent 'Summary for Councillors' document as not reflecting reality due to Za Za Bazaar being a sub-tenant. This shows the applicant's disregard for the livelihood of people who work within the existing building.

These job losses have not been factored in as part of the applicant's assessment of the proposals – the applicant instead refers to the jobs that may be created by the proposed redevelopment and that only 56 hospitality jobs will be provided in the new building which is significantly fewer than the existing building and is dependent on the space within the new building being let which is not guaranteed. Indeed, the applicant accepts that negotiations with operators have not started but suggests that these will be local, living wage companies. It is difficult to see how any weight can be attached to this if negotiations with operators have not yet begun.

The loss of an existing use that drives footfall throughout the day and into the evening will have a significant impact on the vitality and viability of the area. There is no guarantee that the replacement units will generate the same level of footfall, particularly in the evening. We are also unconvinced as regards the need for the proposed office accommodation given the levels of vacancies reported across the city.

The proposed public realm improvements are not a sufficient trade-off for the loss of a well-established and popular local business and more significantly the loss of over 230 jobs. It would be far more sustainable in all respects (economically, socially, and environmentally) to reuse the existing building particularly in Bristol – the first City in the UK to declare a climate emergency.

We have informed our loyal customers and the community groups that use the restaurant of the proposals and there has been an overwhelming and humbling response. We understand that +400 email objections have been sent along with a petition of over 2,000 signatures. This includes opposition to the planning application from local groups including the Punjabi Forum International, Somalian Community Association, Sudanese Community at Bristol, Avon Indian Community Association, Bristol War Memorial Association and the Multi Faith Forum Bristol. Copies of this petition have been sent to officers during the week commencing 5 June (although even more have signed since).

It is for the above reasons that we maintain our objection and request that the subject application be refused. We intend to speak at Planning Committee to reiterate this objection.

U SHED REDEVELOPMENT, STATEMENT IN SUPPORT

Alex Riddell, Director, CBRE

Dear Councillors,

The office market has changed considerably since the pandemic. One of the major changes is the substantial increase in the importance of so-called ESG (Environmental, Social and Governance), with employers rightly demanding the very highest standard buildings.

This is also coupled with the desire to attract the best talent and provide what employees want, which means locating in the most vibrant areas.

New rules have also just been introduced banning the letting of any office space falling below an E EPC energy rating, which will be gradually tightened to B by 2030. Many offices will need substantial investment with buildings in inferior locations becoming obsolete.

It is important for Bristol's prosperity to continue to provide high quality sustainable workspace. The demand is evidenced by schemes like Finzels Reach where we've seen some important employers moving into the city, including EDF, BBC Studios and Channel 4.

The final piece of Finzels Reach – the Halo building – is now home to 600 Deloitte staff, as well as major law firm Osborne Clarke. Dyson is also coming to Bristol.

But these important, major employers will only occupy buildings that meet that extremely high sustainability bar. And they will only lease in the very best locations – and Harbourside is one of an increasingly small number of places Bristol has that will attract these companies.

A recent CBRE UK wide report, put Bristol as the 2nd highest City in the UK for expected growth with office employment anticipated to be 12.97% over the next decade.

If Bristol wants this vital inward investment - to help drive the local economy and fund public services – we need to build the right employment spaces. As you will be aware property can take years to develop so we need to ensure a future pipeline of space is put in place now.

And we need to not just think about the quality of the building itself, but the public realm around those buildings, the cafes, bars and restaurants that help create the sort of vibrancy and choice these employees and their staff are looking for.

As an adviser to these major employers I can assure you this development has it all. If Bristol wants to retain its allure and appeal, then it is unquestionable necessary to grant permission to the right applications – and this is absolutely one of them.

Yours faithfully
Alex Riddell
Director, CBRE

U SHED REDEVELOPMENT, STATEMENT IN SUPPORT
Ben White, director, V7

Dear Councillors,

Can I clarify the situation regarding Za Za Bazaar? There is some confusion here.

We would be happy to discuss Za Za Bazaar leasing the proposed – and upgraded – new ground floor spaces if the application is successful. No decisions have been made, and all options remain open.

We have been, and remain, in talks with the company that owns Za Za Bazaar. These are commercially sensitive discussions – and we're not at liberty to talk about other people's businesses.

Nor is it for me to ensure any of these discussions have been relayed to the onsite Za Za Bazaar team.

So, you'll understand why I don't think it's accurate or fair for us to be positioned as putting jobs at risk. In fact, quite the opposite - our proposal would actually create 446 jobs.

Any business or organisation faced with a potential major change would plan ahead – our proposals have been known about publicly since before we submitted this application 16 months ago. As Bristol City Council has itself shown, organisations can successfully plan and manage major moves between different properties...it's not a reason to lose staff.

We totally understand many people love Za Za Bazaar. We also understand you will be concerned about what happens to these jobs...but there is no reason why Za Za Bazaar must leave Bristol...in fact, they could still be based on this site, in our highly sustainable new building.

This is a massively important redevelopment that – as others have said – Harbourside really needs after too many years of underinvestment.

Yours faithfully

Ben White
Director, V7
On behalf of the U Shed redevelopment team

I am submitting the following statement to the DC B Committee meeting scheduled to take place 13th June, 2023. I am unable to attend in person.

Statement in support of South Bristol Youth Zone

I strongly encourage all members of the committee to support this application. A new, supersized youth centre serving some of the most deprived wards in Bristol – and in fact, the country – will make a huge difference to these communities.

It is anticipated that 5,000 people will join the Youth Zone in the first year and make use of everything from football, boxing and climbing, to creative arts, music, drama and employability training.

We received 184 responses from BCC's Public Consultation. 86% agree or strongly agree with the proposal and 71% agree or strongly agree with the proposed location. Only ten residents have objected, which represents 0.1% of the people projected to use the Youth Zone in the first year alone – this reiterates that this project will have the full, emphatic support of Bristolians and will be of overwhelming benefit to them.

The site is earmarked for housing development, so this is a section of green space that will be built on eventually. Considering the substantial housing development already happening in south Bristol, a Youth Zone would mean all residents, both existing and new, have excellent quality youth services on their doorstep.

Again, I strongly hope that councillors approve this application. It will have such a positive benefit for all children and young people in south Bristol for years to come.

**Councillor Asher Craig
Deputy Mayor (Children, Education & Equalities)
St George West Ward | Bristol City Council**