

# Public Forum

## D C Committee A

Wednesday 24<sup>th</sup> January 2024



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

Councillors: Richard Eddy (Chair), Philippa 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, Paula O'Rourke; and Amal Ali (substitute for Philippa Hulme), Fabian Breckels (substitute for Farah Hussain)

**2. Officers:**

Jonathan Dymond, Philippa Howson, Someone Wilding.



<b>Statements</b>	<b>Request To Speak Made Where Indicated S = Speaker</b>	<b>Name</b>	<b>Application</b>
A01	S	Alexander Smith	22/01583/F - Rhubarb Tavern
A02	?	David Mowat	"
A03	?	Teresa Smith	"
A04	S	Martin Smith	"
A05	S	Mona Mogharebi	"
A06	?	John Chedzey	"
A07	S	Charmaine Didcott	"
A08	?	Leigh Chedzey	"
A09	?	Daniel Cohen	"
A10	?	David Evans	"
A11	S	Chris Goodsall	"
A12	S	Paul Chedzey	"
A13	?	Sunny Paradisos	"
A14	?	Tara Clerkin	"
A15	S	Nigel Morris	"
A16	?	Becky Whitmore	"
A17	?	Jonas Eisenbarth	"
A18	?	Aaron Smith	"
A19	?	Christopher Faulkner Gibson	"
A20	?	Dr Jen Grove	"
A21	?	Cllr Yassin Mohamud	"
A22	?	Keith Hewett	"
A23	S	Norman Spalding	"
A24	?	Joe Smith	"
A25	?	Leighton de Burca and Annie Mcgann	"



B01	S	J Walker	23/03423/FB - Filwood Park Playing Fields
B02	S	Tim Midwood	"
B03	S	Cllr Zoe Goodman	"



Written statement for Development Committee A 24/01/24

Application no. 22/01583/F

Site address: Rhubarb Tavern, 30 Queen Ann Road, Bristol, BS5 9TX

I am writing to express my objection to the proposed planning application (Application no. 22/01583/F) that seeks planning permission to build flats on the garden of the Rhubarb Tavern public house, 30 Queen Ann Road, Barton Hill, Bristol, BS5 9TX, as well as change of use of the floors above the public house into additional flats (8 dwellings in total).

My objection is based on the environmental grounds of the loss of the garden of the Rhubarb Tavern, and how I strongly believe that the loss of the garden will not be in accordance with the recently published **Keep Bristol Cool mapping tool**, in which the Barton Hill neighbourhood is identified as being disproportionately impacted by the effects of heatwaves (LSOA codes **E01014658** and **E01033369**) which is exacerbated by the number of high rise tower blocks, condensed living conditions and most crucially the lack of trees and green spaces presently within the neighbourhood.

Taking this into consideration, I believe it to be inappropriate for planning to be granted that would see the garden be lost to flats when so many green spaces have already been lost in Barton Hill to in-fill housing developments, of which I have seen numerous developments take place within my own lifetime.

Thank you for your consideration of my comment.

Alexander Smith

To Development Control Committee A re Rhubarb Tavern

From David Mowat

Dear committee members

I was one of multiple dozens who contributed in good faith to a successful fundraiser to see The Rhubarb reinstated as a pub with the enhanced status of being focussed on music.

In my view the proposed change of upstairs and of part of the garden to multiple flats would make the viability of a pub all but impossible as it would curtail a pub's natural sound level and creative scope.

I used to join an older people's group weekly in the skittle alley here and appreciate deeply a pub's community function. There are no amenities like it in this part of Barton Hill. Moreover the new student housing and other Silverthorne Lane developments make the pub's reopening as a pub viable and attractive to the community.

The Rhubarb stands as a gateway to this corner of a distinct Bristol working class neighbourhood and has been here even long before the neighbourhood was developed around the Great Western Cotton Factory. Here is an opportunity to turn down yet more narrow property development interests in favour of a pub that will truly serve the community in many ways.

Please don't let Barton Hill down this time.

Yours sincerely,

David Mowat

Adult and Older People's Worker St Luke's Church.

33 years local resident.

Musician.

Application no 22/01583/F

Address Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX

To Development Control Committee,

My name is Teresa Smith and I have worked within the community of Barton Hill in one way, shape or form, since moving into the neighbourhood with my husband in 1977.

Across the many years that I have lived in Barton Hill for, I have befriended and worked with all manner of different people within the community, be they of different religions (or none at all), skin colours, sexuality, ages, genders, mental and physical health and ability, and all other kinds of differing unique factors.

I am submitting this statement today to call on the members of the committee to **REFUSE** the planning application that is looking to build flats on the garden of the Rhubarb and above the building.

It may be funny for me to say that **I do not drink**, and yet I strongly believe that the Rhubarb Tavern and its garden, should be retained as what it always has been since I came to live in the area, and that is as a public house. A house that is public for **EVERYONE** to use.

I have always struggled to feel safe and comfortable going to new places as a result of personal traumas I have experienced within my life. But of all of the places that I have gone to within Barton Hill, there has only ever been one place that I felt the most safe and comfortable being within, and that is at the Rhubarb Tavern. So much so I worked behind the bar at the Rhubarb for a time in the 1980s.

I have seen how diverse the neighbourhood has become over the years since the 1970s, and I still hold on to the belief that the Rhubarb would make a great place for **EVERYONE** to come too, whether they drink or do not drink (like myself). As well as to play pool, use the garden, eat food, chat and socialise, have parties for all ages, and just come together to be with others and not to be left alone at home, something that happened far too much within Barton Hill during the times of Covid and the Lockdowns. I think we can all appreciate now how important it is to have places where the **WHOLE COMMUNITY** can come together, and the Rhubarb has long provided such a space, and can provide that space again in future, if the flats plan is **REJECTED** and the garden is **SAVED** so that children, the young and old, people who have lived here for a long time or for a short time, even the Somalian community, can all come too and enjoy the space and the large and **SAFE** garden.

Thank you for reading my statement and God bless.

Teresa Smith

Application no. 22/01583/F

The Rhubarb Tavern, 30 Queen Ann Road, Bristol, BS5 9TX

I am submitting this statement today as a member of the Parochial Church Council of St. Luke's Church, Barton Hill, Bristol.

I believe that the application that the Development Control Committee will be voting on that seeks to build six flats on the garden of the Rhubarb Tavern, as well as an additional two flats above the public house, is an inappropriate application for a number of reasons, but I wish to focus on the community aspects within my statement.

Since becoming a public house in the 1800s, The Rhubarb Tavern has been used by numerous members of the local community, as well as communities further afield, as a space where they can socialise, learn new things, partake in games and recreational activities (both inside and outside in the garden), even to heal divisions (namely in 1904 during the Great Western Cotton Factory worker's pay strike).

St. Luke's Church has benefited from using the Rhubarb Tavern for many purposes over the years, including during Billy Graham's Crusades of the 1980s, Christmas carol singing, Christmas lunches, parochial church council meetings, group activities with elderly, socially isolated and vulnerable individuals, and even Bible study groups.

I personally recall that an organisation that works with individuals with learning difficulties and Special Educational Needs, would also meet with individuals of whom they helped, within the Rhubarb (this organisation was called "Keyring").

Children and families have long been welcomed into the Rhubarb and, in my personal opinion, was the safer of the pubs in Barton Hill for children to come too, namely because of the large pub garden that allowed them a space where they could safely run around within away from traffic.

The Rhubarb has played an important part of Barton Hill's community history, and it has the potential to continue to do so if the application for building flats on the garden is rejected and the shared vision of turning the Rhubarb into more than just a pub, but a space for the **WHOLE COMMUNITY** to use, regardless of age, gender, sex, religion, race, politics, and so forth, is promoted and supported. This is a shared community vision that will be supported by myself and by the whole congregation of St. Luke's Church, of whom are all watching on with a keen interest and waiting for the time when they may be able to return to the Rhubarb.

Signed,

Martin Smith

Parochial Church Council member of St. Luke's Church, Barton Hill

**Application No. 22/01583/F**

Statement of Mona Mogharebi, Director of Natan Limited

**Introduction:** The pub sector facing economic challenges, has had numerous closures. This pub marketed since August 2020, at the 2018 rental rate with extended rent-free periods, has failed to attract viable offers; an offer last Feb from a couple who have remained interested, hinges on my handling repairs and their commitment to decoration and fittings.

**Financial Feasibility:** Given the pub's condition and the extensive cost of repairs, without allowing the proposed development, carrying out the required works to accommodate a new tenancy is financially unfeasible.

**Community's Desire for pub's reopening:** The application offers a practical solution by repairing and renovating the pub for a new tenancy.

**Concerns about Change of Use:** Contrary to numerous objections, the application doesn't propose a change of use for the pub or the upper parts, which have been residential and subject to council tax since 1993.

**Concerns over Losing the Upper Parts:** The application doesn't preclude renting them with the pub. This can be stipulated as a condition.

**Housing Shortage:** The proposed six units is a modest yet impactful contribution.

**Supporting Local Economy:** Beyond housing, the proposed stimulates the local economy.



Application No. 22/01583/F

I am writing to object to the planning permission to build flats in the grounds of the Rhubarb Tavern, Barton Hill.

These flats would completely dwarf the pub and remove the garden facility. The pub and garden are unique in this area, and would be a sad loss to the community. The loss of the garden would inevitably make the pub untenable, and force the pub to close.

The closure of this pub will remove an asset to the community, leaving the area simply as a place where people rest their heads, with no community focal point.

The pub is not only for drinking, but it forms a centre point where families and individuals could meet socially, children can safely play in the garden, certainly in the summer. Rooms could be used for community purposes, such as clubs, meetings etc.

Pubs can, and have, offered lunches, dinners and even breakfast. They have been used as small shops, post offices and libraries. As far as I can see the area this facility serves will be sterile without it. Nothing has been built or has been planned as community assets as far as I am aware.

The Rhubarb Tavern is a community asset already there, and should be allowed to develop as such.

Also it's now the only remaining Public House in the area, to lose it would be an act of vandalism, and would be detrimental to the Barton Hill residents.

In addition to the above, the main part of the building is circa 1672 and contains an original fireplace. Also, it was owned by Thomas Day who was twice Mayor of Bristol. So the pub is not only a community asset but an historic building.

Yours faithfully,

J M Chedzey.

Please register myself charmaine didcott to register my support to the development plan of the rhubarb tavern.

I wish to submit a written public form statement as well as register to speak at the meeting I've just expanded it a little while keeping your statement:

Sandor haasz & I were the leaseholders of the building for 2 years. We have first-hand experience with the pub operations, and we support the application.

Although we left in 2020 because we found that it was very difficult to operate the pub profitably, we believe that the new development of residential units and student accommodation in the area would be of great assistance in making the pub viable.

During those 2 years the garden was utilized occasionally in warmer months for activities like music bands and bouncy castle. The size of the garden would matter if not for licensing restrictions and the neighbours' continuous complaints of noise which hindered its full utilization during our tenure.

Objection to Planning Application No. 22/01583/F

The Rhubarb Tavern has served the local community as a public house for over a hundred years. Until its closure in 2020, it was the last remaining public house in the area.

This is a densely populated area, with rapidly expanding redevelopment to provide houses and flats. There are also many existing blocks of flats in this area - some of which house more than 400 residents!

We humans are social creatures, and automatically look to make connections with others, which in turn gives us a sense of belonging, community and security.

In any well balanced community, there is a range of amenities and facilities. There appears to be little of this in Barton Hill.

It's not good enough to just provide housing. People need more than somewhere to sleep and eat. They need open spaces, cafes, shops, play areas, meeting places, as well as the usual educational and health facilities.

As it is, The Rhubarb Tavern offers besides the bar area, rooms on the second floor which can be accessed from the rear of the building without having to go through the main bar. These can be used as non secular meeting rooms for a variety of groups and clubs.

The garden - a rarity in this area, is safe and secure, and offers an attractive and valuable open space for people to enjoy.

The current plans suggest overdevelopment of the site, and loss of the garden. By converting the upper floors, and leaving just the ground floor as a bar, this could cause tensions, and noise nuisance to residents - doubtful quality of life!

By building flats in the garden, this would cause the loss of a valuable green space. The flats will just increase the density of buildings/population. The same goes for turning the upper floors of the property into flats.

The Covid lockdowns showed that people who lived in flats, and had little or no access to green open spaces, were more likely to suffer from depression. The garden of The Rhubarb Tavern is a small green oasis in a concrete jungle. The Rhubarb Tavern offers a rare community meeting place.

With global warming, people will increasingly be glad to have open spaces in which to sit and relax. The garden of The Rhubarb is therefore a valuable asset to the pub, and the community.

Bristol City Council should be working hard to preserve local landmarks, which provide interest and identity to otherwise anonymous neighbourhoods, and in the case of The Rhubarb, a valuable community asset. They should be working hard to preserve any green open spaces, no matter how large or small.

Yours faithfully

Leigh Chedzey (Mrs)



Hello,

My name is Daniel Cohen and I live a couple of roads away from the Rhubarb.

I moved to Barton Hill 18 months ago putting roots down in the area, excited to see what was happening and to contribute in my own small way. To my dismay, what I am instead witnessing is the potential putting aside of widespread community support and demand after the area has already lost so much.

My neighbour has lived in Barton Hill since 1972. She has been unable to walk down the road to see her daughter, because she cannot bear to witness the old Barton Hill Tenants Association there being demolished, a community space where she saw life moments of both family and friends occur over decades. I told her that not all is lost, hundreds of people and other cultural institutions across the city had helped save the Rhubarb, putting money into creating a new space for the area that will give everyone a place to be, a place for all these life moments. Or not, if this application is approved.

How can the successful campaign to save the rhubarb and turn it into a community hub be ignored? Will the new developments along Silverthorne Lane, Barrow Road, etc. not need a proper third place more than a trivial extra six flats? Retaining just the front of the pub will rob the creation of a true space for all, failing to take into account the diversity of the local residents, the need for family-friendly inclusivity and any creative engagement. I would urge you to carefully consider the long-term impact that the permanent loss of such potential will have on the area, after both decades of use in the past and the renewed engagement and interest at present.

Thank you.

Response by David Evans (22/01/2024)

Application no. 22/01583/F

Site address: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX

Proposal: Change of use of upper floors to residential use at the Rhubarb Tavern and construction of 6 flats on the land to the rear. 8 dwellings in total.

**Statement in Support of Application ref: 22/01583/F; Rhubarb Tavern  
from Chris Goodsall, architect for the project**

I want to be clear about some facts that seem to have been misunderstood by some of those objecting to the proposals.

First the pub closed in 2019, the tenants advising the owner that the business was not viable. The groundswell of support for the reopening of the pub has lead the owner to modify their plans to keep the pub open, but since the building has been vandalised in the meantime a good deal of money now needs to be spent to put it back into good order. The development at the rear of the pub can provide the funds to do this. The owner does not have the funds to do this without this facility.

The upper floors of the pub have always been in residential use. These comprise some 170m<sup>2</sup>, which is larger than many luxury homes and somewhat excessive for a flat over a pub. Each floor is to be made available to rent under a separate agreement to provide greater flexibility in how the space is used. The owner will be happy to seek approval for change of use of the first floor from residential use to commercial use if a prospective tenant requires that.

The use of the external garden space has always been problematic, with objections from existing residents to it's use for functions and restrictions on licences for such events. A smaller garden space will allow for greater control of use of the external areas.

Planning Application No. 22/01583/F

I am writing to object to the above planning application, and request to speak at the Committee meeting on Wednesday 24th January 2024.

If this proposed development goes ahead Barton Hill will lose a rare and valuable community asset. The Rhubarb Tavern is the last remaining public house and garden in this area.

Barton Hill is densely populated, currently with no public houses and only a few takeaway outlets and one seated food outlet. The Rhubarb Tavern can offer inside and outside dining, kitchen facilities, as well as the bar area. It can offer non secular meeting rooms for clubs and groups of all faiths.

The garden is large and enclosed, and is one of the few outside spaces left in Barton Hill that is safe for people to sit and socialise, and for families to enjoy.

If the proposal of 6 flats in the garden, and 2 dwellings on the upper floors of the pub go ahead, then the community will lose the use of the garden. The meeting rooms will also be lost.

If these plans go ahead, then only the ground floor of the pub will be available to the community, and it is unlikely that the pub would be viable in these circumstances.

It would be beneficial to have living accommodation for day to day management of the pub. This would help to reduce travelling time across the city.

We have carried out some canvassing in Barton Hill, and we found that all some people wanted was to be able to sit in a garden, have something to eat, a drink and watch their children play in safety. At the moment they have a 30 minute walk to the Lodekka in Brislington to achieve this.

One gentleman whose religion forbids alcohol, said he was in favour of the pub and would visit it as long as he could have a cup of coffee. Undoubtedly, he would also enjoy sitting in the garden with his coffee.

Other people just wanted the pub to be open and have the option of using it.

The only other community green space is Barton Hill picnic site, which offers no security, is next to a main road, is covered in dog's mess, and drug paraphernalia.

As of November 2023, the Bristol Crime Map shows criminal damage, arson, anti social behaviour and vehicle crime at Barton Hill picnic site. So the safe and secure garden at The Rhubarb is a valuable community asset.

The proposed flats in the garden will be very close to the pub, and the whole site will be overdeveloped. A similar development was proposed at The Bristol Hotel in Clevedon last year, and was rejected by the Local Planning Authority, after objections raised by the police,



pub landlord and local residents. The police stated that future residents of the new dwellings could potentially be impacted by activity or noise occurring in or spilling out of the pub. A council report stated that it was considered that the proposal would result in poor living standards, adverse impact on neighbouring properties, harm to character and appearance of the area, and adverse impact on highway safety. This could easily be applied to the Rhubarb Tavern application.

The pilot Liveable Neighbourhood scheme, is looking at improvements designed in partnership with local communities. The aim is for safe, healthy, inclusive, and attractive places where everyone can breathe clean air, have access to better quality green spaces, and safe places to play and feel part of a community. This is to be achieved with the local community, and is referred to as co-design.

The Rhubarb Tavern and garden fits into this ethos, and would promote community cohesion. Withdrawing it from the community

benefits just the owner, and takes away from the local needs.

The massive development on Silverthorne Lane will provide housing for over 400 people. These people will also be looking for places to relax and socialise.

The sum of £500,000 has been quoted by Mona Mogharebi, as the amount needed to renovate the pub. I have been in the building industry for 24 years, I've also been inside the building several times since the damage, and in my experience I find this figure to be excessive. In order for the figure to be meaningful, a full breakdown would be necessary.

Yours faithfully

Paul Chedzey

**Written Statement for Development Committee A****24/01/24****Application no. 22/01583/F****Site Address: Rhubarb Tavern, 30 Queen Ann Road, Bristol, BS5 9TX**

As the theoretical current prospective tenants of The Rhubarb Tavern, I feel the need to express my scepticism at the idea of the Rhubarb Tavern being an unviable business without developed housing incorporated into the site, and as to the purported expense necessary to bring the building to the required standard as stated by the current landlord.

Over the past year of negotiations for the tenancy of the site we have carefully costed and developed our business plan, and feel confident that our vision for The Rhubarb Tavern run as a Community Interest Company is perfectly viable. The donations of nearly 1000 individuals towards our campaign, fundraising over £45,000 to help us renovate the site serves to illustrate the enthusiasm and support for the project.

As a builder with a decade of experience, I was shocked by the quote of £500,000 to make the building watertight, rewire the site and reinstate the plumbing and heating system. Bearing in mind that we had agreed with the owner to carry out full renovations of the site, aside from the aforementioned works, at our own expense, hence the fundraising initiative.

With a combination of donations of money and equipment, and a flood of offers of voluntary labour to bolster our own skills and time, we have made all the necessary arrangements as had been previously agreed with the landlord to bring the building up to a working standard.

With the remaining works which the owner would be responsible for, I am highly cynical of the figure which has been provided by the owner and her contractor, and having referred with a number of very experienced colleagues in the construction trade, while not impossible, it seems unlikely that such a high price is realistic or justified.

When me and my partner offered to get a number of quotes for comparison, in order to help the owner who is based in London, we were turned down. At this point we were still operating under the impression of good will to fulfil our agreement with the owner and hoping to find an affordable solution that would result in the tenancy being able to go forward. However the owner expressed that after one attempted quote from a Bristol based contractor for which she received no response, she had decided to go with a London based building firm, who came up with the quote of £500,000.

One point of note is that the owner admitted to us in a phonecall that this quote would include accommodation for the contractors in Bristol for the duration of the works, which is a large and unnecessary expense and not a true cost inherent to the works.

On top of this the landlord refused to discuss the details of the required work, then claimed to us that there was no actual written quote when we asked for a detailed list of the works that need to be carried out and that the quote had been made on the spot, after walking around the site, which in itself takes credence away from its accuracy. These factors combined began to arouse suspicion for us that no intention truly exists to try to undertake the agreed repairs as affordably as possible.

For this purported expense to then become the foundation of a claim of unviability for the business seems to be either an oversight or an intentional misrepresentation of the situation in order to justify otherwise unsanctionable changes to a protected business and public premises.

On top of this we know that the owner was urged multiple times over the years to address the issue of water ingress, but instead allowed it to continue by refusing to spend money on repairs, the cost of which will always increase as the water damage worsens. Again this could be down to poor management, or could be the intentional degradation of the site in order to justify this type of application further down the line.

Whatever the case may be, we are left in a situation where we are being asked to take in good faith a single unverified figure as the entire justification for stripping a protected pub of vital assets and amenities which will have a hugely detrimental impact on its future as a pub, and the services it can provide to the local community. Our vision for The Rhubarb incorporates use of every bit of space on the site, to facilitate community activities and learning, provide much needed revenue streams through accommodation, studios and rentable space, and of course a large beer garden which any pub landlord will tell you is an absolutely invaluable asset throughout the summer months. To claim that stripping these assets would in any way enhance the viability of the business is frankly farcical.

The idea that the landlord being unable to afford the work without more immediate financial gain therefore justifies these changes seems illogical. Surely then the issue is not with the viability of the business itself but with the available assets of the owner. i.e. with the viability of the owner as a facilitator of this site's true and protected function as an asset of community value.

And to be clear we are not asking for charity from the owner. It is worth bearing in mind that based on our rent agreement with the owner, even if this high quote were accurate, after a period of 14 years the works would be more than covered by revenue from rent, with an annual net income of over £50,000, increasing by 5% a year, to be generated thereafter. Not to mention the value added to the building by a full renovation, much of which will not be carried out at the owners expense, in a soon to be heavily redeveloped area of central Bristol. This would be the worst case scenario for the owner, in which they end up the recipient of a fully renovated business and property, which they will be free to profit from either through regular rental income or by sale of the site. I therefore suggest that the current owners lack of vision for the business and unwillingness or inability to invest further in no way indicates an implicit inability for the business to function on the full site in the long run. Especially when the case for these changes is based primarily on a single unverified sum. But rather the site should be sold to someone with the means to facilitate The Rhubarb's continued existence.

Sunny Paradisos.

**Written Statement for Development Committee A****24/01/24****Application no. 22/01583/F****Site Address: Rhubarb Tavern, 30 Queen Ann Road, Bristol, BS5 9TX**

I want to urge the members of the committee to consider the potential which the site of The Rhubarb tavern holds in its current form, as an asset of community value, to provide an array of much needed and unique facilities to the whole community of Barton Hill. The loss of the garden and the upper floors will not only make any ordinary pub business at the site less financially viable; it will also take away a much needed multi-functional secular space that can be used for (financially) accessible creative, educational, recreational and community building activities.

My partner Sunny and I launched a crowdfunder after coming to an agreement on head terms to lease the building from the owner in its entirety. Sunny will be speaking about the financial details of this agreement. What I want to bring to your attention is the enthusiasm and support we received for the project. We had 885 supporters through the crowdfunder page plus around 300 more who came to fundraising events. All of whom donated money to help us reach our total of over £45,000 which we managed to raise in order to help refurbish the site.

We spoke to many people about what they'd like to do in these multi-use spaces, what they'd like to learn, what they'd like to teach, the music and culture events they'd like to host there, countless people who want to share their skills, teach what they know and connect with their community. Everyone was incredibly enthusiastic about The Rhubarb site being used in this way. Because of the size and layout of the building, its big garden and the needs and enthusiasm of the local community, it would be the perfect site for such a project.

We want to re-open The Rhubarb as a non-profit CIC. It would remain a pub for the large part, but we would use the entirety of the available to space, with a music studio, meeting spaces, function hire, a free to use musical instrument library, music lessons, language & sports lessons, a music venue, a pottery studio and accommodation upstairs, including for touring artists. These spaces would be multifunctional, so we could also use the upper floors with music studio and accommodation to either host artist residencies, rent out to provide revenue for the business or facilitate free learning and access to facilities for the local community. In the large garden, we'd hope to host markets, kids sports clubs, exercise groups, barbecues and events and community gardening initiatives.

What's more, by providing separate access at the side of the garden, we can allow people from the muslim community to gain access to the rear space without having to pass through the pub if they are uncomfortable with this for religious reasons. We can provide covered areas in the garden and serve food and drinks outside.

We want to use the Rhubarb to unite the varied demographic in Barton Hill, and will have community liaison staff whose job is to find out how we can facilitate the varied needs of the community. The more space we have available, the broader the scope of facilities we can offer to people.

Our idea is just one potential vision for the site, but any prospective pub landlord would certainly attest to the great utility for the business of having these spaces available. Whether rooms to rent for board or functions, studio space or accommodation for managers or landlords, which is often crucial to subsidise the long hours worked. Not to mention the huge boon that a large green space and pub beer garden brings to any hospitality business during the summer months. These spaces may in fact be a crucial lifeline and pivotal to the viability of the business going forward, and to take them away would most certainly have a hugely detrimental impact on the long term viability of the business going forward. Taking into account that these spaces could also be used for activities to promote community cohesion, whilst providing the residents of Barton Hill (which is among the most deprived areas in the country) with access to arts, culture and learning facilities; to approve the planning application would be taking much needed amenities away from this community.

**Statement to the Development Management Committee A for the meeting on Wednesday 24<sup>th</sup> January 2024 at 14:00 which I wish to register to speak at. The statement is submitted below.  
The spoken statement will be a precis of the statement below.**

This application for residential use should be rejected and the whole premises should be retained as an Asset of Community Value. There is no justification for permission and if given it is not defensible at appeal because of the following:

The summary states it's not viable in current form but has not been published or independently verified. Viability is indicated because of the following: Pre-covid success, large numbers of supporters, successful Crowdfunding, new trade from Silverthorne lane and volunteers offering help to refurbish.

Officers should not accept the owners cost of repair; no evidence is supplied and it is difficult to trust them because they reneged on the agreement to lease and repair the building. Two independent buyers are interested in buying and retaining as a pub if the owners sell at a fair price.

It is unsuitable for housing because of parking issues, the noise from the railway line and the summary report implies additional controls would be applied further reducing viability for music events.

The upstairs development provides no accommodation for staff, further reducing the business viability and compromising security.

The council should not reward the owners by giving planning permission, the owners ran down the building without security increasing the repair costs to reduce the chances of re-opening. This sets a precedent that future planning applicants can get planning permission if they allow buildings to degrade.

Network Rail recommended buildings should be 2 meters from the railway fencing and drainage not be compromised; the original plans infringed on railway land and current plans don't show the railway boundary so verification is not possible.

I urge the committee to reject the planning application; further information and review is required before a decision can be made.

Nigel Morris

Bristol Resident, Avid pub user, CAMRA Committee member, supporter of the Rhubarb Tavern Community Action Group and donator to the Rhubarb Tavern crowdfunding fund.

**OBJECTION**

Application no. 22/01583/F

Site address: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX

Dear Planning Committee,

Eastside Community Trust would like to strongly object to the planning application to build flats in the garden of the Rhubarb Tavern, Barton Hill.

A public house has stood on this land for hundreds of years. It is part of the history of the area and in our mind should stay as a space for the community in Barton Hill to come together. There is much current development in this area and much in plans for the future of Lawrence Hill. The area is marked for significant change in the coming years and developments must take into consideration the wants and the needs of the existing communities.

The Rhubarb Tavern Community Action Group have been campaigning and working hard over the last few years to come up with a solution that considers the changing community in Barton Hill, offers the current owner a compromise and works to transform the space and widen the offer. They have set up a very successful crowd funder raising over £35,000 for refurbishment, showing there is support for the wider community for this important space to be given and new lease of life. Their efforts and determination were recognised as recipients of a Thank You Award in 2023. The group have worked hard and remains positive, respectful and in open communication with the owner. Conducting themselves in a commendable way in the face of very frustrating circumstances. They have worked to keep the site safe and the building tidy, organising community clean up days, to stop attracting anti-social behaviour and falling into disrepair.

A transformed Rhubarb Tavern would offer current residents of the area a space to meet, connect, learn, and celebrate and it will be there for when a new generation of 'locals' move into the area. This project has the potential to connect Barton Hill and its culture with the city centre. It is well placed at the entrance to Barton Hill to thrive as a vibrant cultural hub and community space. This community venture will undoubtedly thrive given a chance and could provide many benefits for the local community.

We need more housing, yes, but not at the expense of space for communities to come together. It's what makes a diverse, rich, resilient, and strong community. Barton Hill needs the Rhubarb and so does Bristol.

Thank you for your consideration.

Yours faithfully,

Becky Whitmore

On behalf of the staff and trustees of Eastside Community Trust

Application no. 22/01583/F

Site address: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX

My objections to the proposed development of flats:

- ENVIRONMENTAL CONCERNS -

Diving into this issue, last year's Keep Bristol Cool mapping tool highlighted the disproportionate impact of heatwaves on Barton Hill due to numerous tower blocks, condensed living conditions, and notably, a lack of green spaces. Losing another green space to infill housing contradicts Bristol City Council's environmental policies and the Keep Bristol Cool tool's findings.

The proposed alternative space along Barton Hill Road is currently used mainly by dog walkers and has safety concerns, making it unsuitable for children. Do you find this a secure environment?

- OVERPOPULATION -

Residents attest to Barton Hill's high population density, yet community spaces remain scarce. Amid ongoing redevelopment in Silverthorne Lane and St. Philips Marsh, offering more housing than the proposed 8 flats for the Rhubarb, there are no plans for new public houses or community spaces nearby. The Rhubarb can serve not only the existing community but also the expanding one.

Where will the new residents socialize? The Rhubarb can be a shared space for both current and future communities.

- COMMUNITY UNITY -

Envision a future Rhubarb as a place where everyone—regardless of gender, age, race, religion—can gather, socialize, celebrate, and foster community bonds in a warm, safe space with a protected garden. In a divided world, especially in a diverse yet sometimes divided community like Barton Hill, such a place is crucial now more than ever. The campaign has already demonstrated unity, showing that diverse individuals can work together for a common goal.

- FINANCIAL VIABILITY -

Dismissing claims of the Rhubarb being "unviable," the campaign's crowdfunding effort raised over £45,000. Withdrawal of the first planning application for residential use and ongoing discussions with various business types and publicans negate the "unviable" tag. The Rhubarb continues to attract interest locally and beyond, defying claims of financial impracticality.

These questions, rhetorical if you've followed the campaign, underscore the Rhubarb's viability.

- PROPERTY SECURITY & EAST BRISTOL LIVEABLE NEIGHBOURHOOD SCHEME -

Established pubs often thrive because owners or staff reside on-site, ensuring continuous security and maintenance. Converting upper floors into separate flats would require staff to commute daily to Barton Hill. Considering the East Bristol Liveable Neighbourhood Scheme encourages alternative transport, the proposed vision conflicts. Having tenants and staff live on-site aligns better with the neighborhood's vision. What are your thoughts on this aspect?

Jonas Eisenbarth

**Application number – 22/0158/F**

**Address – The Rhubarb Tavern, 30 Queen Ann Road, Bristol, BS5 9TX**

I am submitting this statement to express why I believe it to be wrong for planning permission to be given for flats to be built on the garden of the Rhubarb Tavern, and to also comment and compare the green space on Barton Hill Road that the case officer has proposed as being a suitable alternative to the garden of the Rhubarb Tavern.

I believe the green on Barton Hill Road to not be a suitable space for the following reasons:

- Its location next to a busy road on one side, and a four-track railway line on the other, means that this space is polluted by nitrogen dioxide and other pollutants, as well as noise pollution, daily.
- Its close proximity to the busy road also raises serious concerns for safety of children.
- Last year alone there were a number of crimes committed on or near Barton Hill Road in close proximity to the green. These crimes that are reported by the UK Police Crime Statistics Data API, included:  
Vehicle crime  
Criminal Damage and Arson  
Violence and Sexual Offences  
Other Theft  
Drugs
- There are no toilets that can be used on the green, or on Netham Park for this matter either, which is not at all good for the young, elderly and people with disabilities, such as myself.
- The green is largely only used by dog walkers who use it as a space where their dogs can do their business, so to say.
- The green at this present time is not properly looked after, with a lack of places to sit, lack of bins and litter caught in the bushes both as a result of lack of bins and blown onto the green from the road, not very common grass cutting, no lighting on a night, and a lack of things to do in general on the green.

With all of these points in mind, compare this to the garden of the Rhubarb which is gated giving security and safety, it is away from the road and next to a two-track railway line and so less nitrogen dioxide and pollutants and noise pollution in comparison to Barton Hill Road, toilet facilities are onsite in the building, no dogs have ever been allowed to do their business in the pub garden, and there will be more for people of all ages, physical abilities, ethnicities, and other characteristics to do (host parties, attend music concerts, enjoy food and drinks,



take part in outdoor events for special seasonal occasions, etc. as has taken place here in the past and can do so in the future).

With all of these reasons in mind, surely the committee can agree that the garden of the Rhubarb would be a safer green space to keep for community usage going forward, in comparison to the suggested green on Barton Hill Road? As so many green spaces have been lost in Barton Hill since I was little growing up here.

Thank you for your time.

Name: Aaron Smith (39 y.o.)



## Statement to Development Control Committee A, 24<sup>th</sup> January 2024

### **Re Application No. 22/01583/F -: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX**

The Bristol Pubs Group is extremely frustrated by the case officer's recommendation to approve this application 'on the basis that it has been demonstrated that the site in its current form is in such a state that it would not provide a viable offer to any potential business looking to renovate the pub and bring it back into viable use'.

We are greatly concerned that this is centred on a report that has not been published and the content of which cannot be assessed.

This report is - at the very least - of equal significance to any of the application documents and should therefore be made available for public scrutiny and critique.

Bristol planners similarly commissioned a viability report in the case of the Merchants Arms at Eastville and accepted its findings that the pub could not be viable. We strongly disagreed and found the report to be utterly devoid of any analysis of the applicant's assertions.

However, on the basis of that report, the Planning Department chose not to defend the appeal to the Planning Inspectorate (brought on the grounds of non-determination) and so it was left to me, acting on behalf of the Community Association, to contest the appeal on my own – which I won convincingly.

We are naturally concerned that history may be repeating itself and that the grounds for this recommendation would not stand up to examination.

We are aware that the applicant has quoted a figure of £500,000 to bring the premises back into use but we have seen no evidence of this and no detailed costings.

It is entirely possible that the figures being used are greatly exaggerated and we suggest it is entirely plausible that the work could be undertaken for much less by local tradespeople. A degree of volunteer input has already been offered by supporters of the Rhubarb campaign group.

We also suspect that the business model used in assessing viability will be a standard one, more applicable to larger pubcos, and that a community-led, not for profit model is unlikely to have been assessed.

On page 17, the case officer's report suggests the '...public house viability study...commissioned by Officers' examined a wider range of viability issues than just the refurbishment costs and yet there is no mention of this. We, and others, have commented on the impact the adjacent major housing development at Silverthorne Lane will have on the potential viability of the Rhubarb, many have commented on the value of the large pub garden and we know of at least 2 experienced pub operators willing to buy and run the pub yet all the arguments in favour of retaining the garden in its current size appear to have been completely negated by the report commissioned by officers but which has not been published.

We believe the statement 'The economic statement submitted by the applicant and the independently commissioned viability study commissioned by Officers conclude that the public house is no longer economically viable. The proposal would result in a viable public house...' to be contradictory and incorrect: how can the loss of potential function rooms/staff accommodation/B&B offering and a large part of the garden possibly make the pub more viable than retaining those features?

There are a great many unanswered questions and we would urge the Committee to take one of two actions, either:

- **Refuse the application, recognising the importance of retaining the upper floor and garden space,**
- or
- **Defer the decision until the 'viability report' commissioned by officers is published with an opportunity for proper scrutiny.**

Re: Application no. 22/01583/F. Site address: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX

Dear planning team

I'm writing to re-assert my objection to planning application no. 22/01583/F, ahead of the planning meeting Weds 24 January 2024, having previously submitted a comment to the online BCC platform.

As a local resident and citizen of Bristol I am appalled at the disregard shown across the city for our historic environment and community spaces. BCC have a duty to support both, and include support for both in its offer to the people of Bristol (e.g. [Get involved in your community \(bristol.gov.uk\)](https://www.bristol.gov.uk/get-involved-in-your-community)).

In the example of the Rhubarb Tavern, the community has organised and raised significant funds itself in order to maintain a much-needed community space. All the council need to do in this instance is not obstruct this effort in giving (most of) this historic and loved building over to private commercial money-making which will benefit only a very few people.

The argument that housing is also needed by the community in this case is not rationale as the vast redevelopment of the neighbouring Silverthorne Lane and the much wider St. Philips Marsh regeneration, is well underway, which will provide far more housing than the meager 8 flats that are proposed for the Rhubarb.

In terms of the heritage of the building itself - one of the oldest buildings in this location and preceding the development of Barton Hill as a residential area - allowing the change to flats for the upper floors and garden would significantly change it. Keeping it as a public house and garden would protect its historical properties far better.

Please consider this and the hundreds of other objections by the community and far beyond and refuse this application. Please allow the chance for Barton Hill to reopen its last remaining pub and gain a new, much needed place for all the community.

All the best

Dr Jen Grove

## **Cllr Yassin Mohamud Rhubarb Tavern Statement**

“Rhubarb Tavern Statement to Development Control Committee A - Application no: - 22/01583/F

Address: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX

I am submitting this statement to committee today to highlight previous engagements that I have had with Alexander Smith, a resident of Barton Hill and a representative for the “Rhubarb Tavern Community Action Group” (formerly the “We <3 The Rhubarb Tavern” community campaign group).

I have had numerous meetings and email exchanges with Alexander regarding the Rhubarb Tavern, and he has shared with myself the long-term vision that the community campaign group has for the premises.

The campaign group envisions that the Rhubarb Tavern under the leadership of new tenants, will become much more than just a public house such as it has been for over 100 years, but that it will become a new community hub for live music, function rooms, food and drink, and entertainment. But that this vision can only be achieved if the garden of the public house is retained, as well as the staff quarters above the public house.

Barton Hill has seen many housing developments be built upon previous green spaces, much to the detriment of outdoor community activities, but now also to the detriment of overall health of those who live within the neighbourhood, as is now shown in data collated within the Keep Bristol Cool mapping tool, which shows that much of East Bristol - including the Lawrence Hill ward to which Barton Hill is within - is negatively impacted by the effects of heatwaves, made worse by the number of tower blocks, condensed living conditions, and most crucially because of the lack of trees and green spaces within the neighbourhood.

Losing the staff quarters above the public house will also lead to active site security and maintenance of the building not being able to be achieved if prospective tenants and staff have to travel in and out of the neighbourhood everyday to run the Rhubarb, which will also conflict with the East Bristol Liveable Neighbourhood Scheme that encourages residents to leave their vehicles at home, to seek alternative more environmentally friendly methods of transport, and also to improve air quality across the trial scheme area. This objective could also well be lost if the planning application for flats on the grounds of the Rhubarb Tavern is granted as the

development is not set to be a car-free development, something that in comparison will apply to the redevelopment of the former Barton Hill Tenants Association Club building.

As the committee are sure to be aware of, the vast redevelopment of the neighbouring Silverthorne Lane is well underway, which will provide hundreds of new homes meeting Policy BCS5 in the Core Strategy (2011) which aims to deliver new homes within Bristol for its growing population.

With this policy in mind, new community facilities will be required to meet the needs of these newly housed residents, as well as for existing residents, and the vision that has been set out by the Rhubarb Tavern Community Action Group aims to provide an all inclusive space for not only the existing community of Barton Hill to use, but for the new communities of Silverthorne Lane, St. Philips and Lawrence Hill still to come.

Numerous individuals have conversed with the campaign group and with the present owner of the Rhubarb Tavern, Mona Mogharebi, seeking to either outright purchase the Rhubarb, or to come to terms for the lease. Most recently, Sunny Paradisos and Tara Clerkin were in negotiations for the lease and were successful in crowdfunding over £45,000 to unlock this new community space vision for the Rhubarb, that is shared by the Rhubarb Tavern Community Action Group.

It would be disappointing for this new community space vision for the Rhubarb to be lost at a time when Barton Hill and the immediately surrounding neighbourhoods are in such great need for new community spaces and amenities.

Many thanks for your consideration.”

Many thanks for your help,

Cllr Yassin Mohamud

Lawrence Hill Ward

Bristol CityCouncil

Keith Hewett, PhD  
Bristol Red Lion Pub Co. Ltd

Bristol City Council Development Management  
City Hall  
College Green  
Bristol BS1 5TR

Ref: 22/01583/F

19<sup>th</sup> January 2024

Dear Sirs/Madams

I write in respect of the above referenced planning application, namely;

**Change of use of upper floors to residential use at the Rhubarb Tavern and construction of 6 flats on the land to the rear. 8 dwellings in total. | Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX**

I am an experienced pub operator operating two licensed premises in the BS5 area, and my business associate, Mr. Edward Toomer of Four County's Inns, owns and operates a number of premises further afield. I would draw your attention to my previous correspondence in respect of planning application 21/00322/F for the same premises. Myself and Mr. Toomer have experience in the trade that has been acquired before and through the period that the pubco business model has been viable. As I have stated before, it is our opinion that the Rhubarb Tavern is still viable as a community centred public house, as long as it is not operated in the pubco model, with significant profits expected by the property owner. I do not know of any operator who has been allowed to take on the Rhubarb Tavern on any terms that are significantly different than the first terms arranged by the owner, Mona Mogharebi, prior to the Covid-19 pandemic. Since those times, it is indeed true that the property has been abused by squatters and fallen into a state of disrepair. This situation could have been entirely avoided. The owner has been approached to my direct knowledge a number of times, by a number of people willing to put in the huge amount of time and effort to restore the pub to a viable functioning community asset. The latest of these have been Tara and Sunny, who have had the most success in capitalising on the huge public support for the restoration of the pub. All these offers have been turned down by the owner. It is my opinion that despite her claims, Mona Mogharebi's only intention is to make money on the price she paid for the property, preferably by development into housing. The latest claim, that the property is no longer viable to any potential business attempting to return it to a public house, is a claim that has been successfully made several times in the past leading to the loss of several good public houses. The latest example of this to which I have personal knowledge was the White Hart on Whitehall Road. This was a large and once successful pub that could have been

successful again had squatters not been allowed to occupy it for a considerable time, followed by the deliberate removal of the upper windows for two winters. After this, planning was granted, houses were built and the owners no doubt turned a tidy profit. A large and significant public house was however lost. Luckily, there are a number of other hostelries still in existence close to this property. This would not be the case with the Rhubarb Tavern. Barton Hill has already lost the Royal Table, the Swan, the Lord Nelson, the Russell Arms and at least two others on Church Road whose names escape me. This cannot be allowed to happen again to the last pub in Barton Hill. Of course the pub can be made viable again, but the owner needs to do it for the pub and not for money. I know for a fact that offers for the freehold have been made at reasonable levels but have been turned down as not being enough. Unfortunately you cannot value a pub property based on what it might be worth as residential, and this is exactly what has been done. The only business model that can work is based on a low enough purchase price for the freehold to someone who operates pubs for the sake of them rather than for the profit they might make. There are very many people based in and around the Rhubarb who have for years now been wanting to give up their time and energy to make the pub work again, and they have been denied this because it won't make the owner enough money.

Those who think that a community is defined by the houses are very wrong. Public Houses are very British institutions and are pillars of the community. I again have specific knowledge of the positive effects they have. The overwhelmingly positive feedback we have from our neighbours during our time restoring our run-down establishments to the success they now enjoy is proof enough. I have seen with my own eyes the increase in crime and decrease in community cohesion that occurs around a closed pub. People need places to gather and socialise, and thanks to huge advancements in zero and low abv drinks, you don't even need to drink to enjoy a modern pub. In my opinion progress needs to come to Barton Hill and with a fresh an energetic team the Rhubarb can lead the way. In order for this to happen, the property freehold should be sold for what it is currently actually worth, to a team that can put in the time and energy to make it happen.

Sincerely,

Keith Hewett.

**Statement to Development Management Committee A, 24<sup>th</sup> January 2024****Re Application No. 22/01583/F -: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX**

Para 1.1 of Bristol City Council's Public Houses Practice Note – October 2022 says

“Policy DM6 seeks to ensure that the loss of a public house only arises where they are demonstrably unviable or where alternative provision is genuinely sufficient to meet the collective needs and expectations of the community.” While this application proposes to retain a much reduced public house alongside conversion of most of the building and garden to other uses, the applicant's existing marketing exercise has not shown that a single - storey public house with much reduced garden will be sufficient to attract an operator.

Para 3.1. of the aforementioned Public Houses Practice Note says “Applicants are expected to use the Campaign for Real Ale (CAMRA) Public House Viability Test as the method for demonstrating that a public house is no longer viable”. This viability test requires that applicants provide at least the last three trading years of audited accounts; this has not been done.

The viability test also requires that applicants demonstrate that the public house has been operated positively and not run with a view to closure. This has also not been done.

The application makes no attempt to show that any alternative provision exists in the area, much less that it is genuinely sufficient to meet the collective needs of the community.

Para 3.1. of the Public Houses Practice Note says “The applicant will also need to provide details of all offers received and reasons for their refusal.” Offers to purchase are known to have been made, but the applicant has refused outright on a number of occasions to consider selling, without even discussing a possible sale price.

After this application was first lodged in March 2022, the applicant agreed a potential lease of both upper and lower parts of the building to two musicians, Tara Clerkin and Sunny Paradiso, who proposed to reopen it as a pub. This was subject to their raising enough money for the initial reopening by crowdfunding, which they did, only to be told that the applicant had changed her mind because of the onerous cost of repairing the deterioration of the building which has occurred since she bought it. Despite the mounting costs which the applicant seems to have incurred from owning the pub, selling it for a realistic price to someone who wants to reopen the entire building and garden as licensed premises does not seem to have been considered.

In the course of an email published on the Mirror Online website on 15<sup>th</sup> December 2023, the applicant refers to having made “the arduous journey from London to Bristol” a number of times. This is perhaps revelatory – someone from outside the Bristol area is proposing to reduce significantly the last community facility in an area of Bristol, with no guarantee that an operator will be found for what remains, and despite overwhelming local opposition which has not been mentioned at all in the applicant's “Statement of community involvement”. The prize for the applicant is substantial financial gain from sale of flats, the gain to the local community is nil.



As members consider this application, it is to be hoped that they will bear in mind the strength of public feeling (over 150 objections on the Council website, no support for losing the pub altogether) and follow their own planning policies and guidance notes.

Norman Spalding

22<sup>nd</sup> January 2024

Joe Smith

Application no. 22/01583/F

Site address: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX

I am writing to the Development Control Committee to request they decline the above application for permission to build flats on the garden area and upstairs of the Rhubarb Tavern in Barton Hill.

I am aware that the planning officer is minded to recommend that the committee pass this, but I would point out that the mechanism to "call in" planning decisions to a Development Control Committee exists because the Committee is able to consider factors which fall outside the purview of planning officers. Factors such as those I would draw attention to here.

I would like to start by saying that in the view of myself and many others, the pub business would be rendered non-viable by the construction of flats on the garden and above the pub. The reduction in operational space for the business, the removal of the chance to add value to the pub offering that the conversion of the upstairs rooms and garden represents, as well as the difficulty of trying to run a hospitality business surrounded by residential units at very close quarters, would make the pub non-viable. But it is my argument that as it currently stands, the pub is far from non-viable, and only by granting this planning application would Bristol City Council make it so.

The Rhubarb has been a functioning pub for over 160 years, but a less than a decade in the stewardship of the current owner has seen it degrade into such a sorry condition that she now claims it is not viable for anything other than parceling up for redevelopment into yet more unaffordable housing units. In the case of the Crooked House, which mysteriously caught fire after being purchased by developers, the local authority is taking action to ensure that the beloved community asset can be preserved despite the vandalism of short-sighted, money-seeking developers. Whether the Rhubarb has entered its current ruined state by convenient fire or by convenient neglect, I urge the Committee to take similar action here. If this absentee landlord has allowed the pub to fall into such a shameful state of disrepair, whether through connivance or sheer incompetence, can it really be the correct response to reward such carelessness with planning approval that will increase her property's market value by hundreds of thousands of pounds? Especially when there are local people keen to take on the lease and re-open the pub business, as well as proven massive support from the people of Bristol for its re-opening.

The fact that people have tried to lease the pub building from the owner recently and in good faith to operate as a business makes her claims that the site is not viable as a pub erroneous. The people who most recently tried this, Sunny and Tara, who I am sure you are aware of, were more than six months into the process of renting the property from the owner and had successfully agreed terms with her in writing and raised the necessary funds of £45,000 when the owner turned around and suddenly declared that there was half a million pounds worth of repair work that needed doing to the pub building. Nobody has ever been shown any evidence of this, and yet this is the key reason why the most recent attempt (there have been many others) to re-open the Rhubarb as a business failed.

Sunny and Tara were completely blindsided when the owner suddenly declared that her contractor from London had quoted her £500,000 to get it fixed up to re-open. This is a truly mind-boggling sum for this kind of work. Sunny, who is a builder, offered to get her other, less fantastical, quotes from contractors in Bristol and she refused. She didn't even let anyone else see this supposed £500,000 quote "because it isn't written down". Is that really what this whole case is going to turn on? A made up number by someone who stands to gain massive financial benefit from proving the pub is non-viable and so seeing those flats built?

Fantastical quotes aside, if the pub were to re-open, it's on-going viability as a business is more certain now than at any time in the past decade. The crowdfunding campaign and accompanying press attention, amounting to some half-dozen stories in the local media and BBC radio as well as close coverage in the national press, produced a huge amount of support for the idea of re-opening the Rhubarb. So much so that 885 people, the vast majority of them Bristolians, saw fit to dig into their own pockets and donate their own cash to see the pub doors open once more.

Is it really the case that a flimsy argument about mythical repair costs can trump the obvious desire of thousands of members of the local and wider community to see this valuable asset re-opened as a working pub? It is my argument that if the owner, who found herself the custodian of a public house that had been a beloved cornerstone of the local community since the late Victorian period, didn't see fit to preserve the property in a proper condition to prevent it falling to ruin, then she should not be rewarded by Bristol City Council by approving this application. There is obvious, evident desire for this building to remain a pub, if the current owner cannot maintain it herself then she should sell it on the open market as it currently stands, as a pub, and allow someone else who knows how to run a business to buy it and re-open it, to be enjoyed by the people for Bartol Hill hopefully for another 160 years.

Objection to Application Number: 22/01583/F

Address: Rhubarb Tavern 30 Queen Ann Road Bristol BS5 9TX

Proposal: Change of use of upper floors to residential use at the Rhubarb Tavern and construction of 6 flats on the land to the rear. 8 dwellings in total

Objection January 2024

## 1. Introduction

1.1. Night Watch and Save Bristol NightLife have previously objected to this application.

1.2. This is a supplementary objection submitted in light of the successful Crowdfunder appeal and the revised floor plans published.

1.3 Night Watch and Save Bristol Nightlife have continually raised the case of The Rhubarb in Bristol Nights meetings.

## 2. The development of the site

The development of this site to such a density which create the following issues

2.1 Loss of Privacy for tenants of the Pub building and that of future tenants of the new building and that of those in the garden space.

2.2 Traffic generated by the new tenants through moving, deliveries and importantly access for emergencies and disability.

2.3 Over-development or overcrowding of the site, especially as there are many other more desirable sites in the city.

2.4 Noise and disturbance created by the location of these new builds creates a Health Impact due to the high density set of flats right next to a railway track. This development should have a Health Impact Assessment for building a better Bristol. "The NPPF sets out the government's planning policies and how they should be applied. It requires planning policies and decisions to "enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs" (5)." This is a key issue in Barton Hill due to existing health inequalities.

## 3. The Garden

3.1. The revised 'Proposed Ground Floor Plans' show very clearly just how densely crowded the site would become if approved. With the greatly reduced garden with the height of the buildings the noise from outside use would become louder thus leading to conflict between residents in the area and pub customers affecting the quality of life.

3.2. The loss of amenity, the green space which is now the pub garden has always been a key feature of this historic building, which has been a key community asset for many

generations and has been here during the history of Bristol changing through the centuries, It would be a huge disservice to current and future generations to remove this community space from use hence a very large proportion of the objectors have referenced the garden as an important community asset, and it is clear this is an important aspect for local residents.

3.3. One of the most pertinent points regarding the garden is that it is large enough to function as a venue for community events, be it music, a local fete, or a flower/allotment show: there are almost no similar sized green facilities in the city.

3.4. Bristol City Council's Practice Note, published in October 2022, addresses partial loss indirectly in Appendix 1, the customised version of the CAMRA Viability Test. Under 'Partial Loss' developers are required to show how their proposals would affect the longer-term viability of the pub. We do not believe the applicant has done this.

3.5. Draft policy SSE8 has recognised that DM6 does not satisfactorily address the specific issue of partial loss and has addressed it in its provisions. Although not yet official policy, it has been adopted by elected members and shows that Bristol City Council recognises the danger of partial loss, including that of pub gardens and regards it as a substantive material consideration.

3.6. We wish to reiterate our total objection to the loss of virtually all the pub garden and the loss of part of the upstairs space, as this would also compromise viability and lead to conflict with residents in the flats.

3.7 Interaction between the Garden and use of the building. The building was designed with the green space as part of its design and functionality, this functionality has enabled this pubs viability throughout generations. In a multicultural community such as Barton Hill it's the only secular function space with a safe private enclosed garden in this deprived area of the city where people from all walks of life can meet and build community cohesion.

#### 4. The Crowdfunder

4.1. In conjunction with the Rhubarb Tavern Community Action Group - and with the active agreement of the applicant - two local musicians started a Crowdfunder on September 3rd which raised over £45,000. This is enough to reopen the pub and commence the development of other facilities.

4.2. A total of 881 people contributed to the appeal. 295 left comments of support, a great many of them expressing a strong desire to see a local pub reopen in Barton Hill. We believe this is far more compelling evidence of the degree of local support – and thus potential viability – than the rather flimsy evidence of community engagement provided by the applicant.

4.3. We have now learned that the owner, who had previously reached a leasing agreement with the Campaign Group and the musicians, has reneged on the deal. Since this was announced on 10th November, dozens of people have lodged objections to this application.

This is further evidence of the strength of support for the Rhubarb and completely contradicts the applicant's claims of non-viability.

## 5. Conclusions

5.1. Night Watch and Save Bristol Nightlife fully supports the Rhubarb Tavern Campaign Group in its efforts to save the Rhubarb Tavern.

5.2. We reiterate our objection to the partial change of use, believing this could fatally undermine future viability.

5.3. We believe the Crowdfunder, and the scale of its success, clearly shows a very high level of local support for the pub, as do the substantial number of objections lodged since 10th November.

5.4. Non-viability has not been demonstrated as required by the Practice Note and there are no other pubs within reasonable walking distance and therefore this application is wholly incompatible with Bristol City Council's planning policies.

5.5. We again urge that this application is rejected and that the whole premises be retained as a public house. We believe that such a refusal would be eminently defensible at appeal, especially in light of recent decisions (in the cases of the Giant Gorum and Merchants Arms) and we would wholeheartedly engage in fighting any such appeal.

From

Leighton de Burca F.I.P.M

and Annie Mcgann M.A

I would like to make a public forum statement. In my letter of objection to this proposal I wrote of how a previous council construction of a child's play area was built near to my house.this had a devastating impact on our lives,we were physically assaulted and had two patio doors and a rear garage door smashed.we also had our car damaged.this was blocked out of my objection letter and I want the committee to be aware of this .i would also like to speak on the day of the committee for one minute.

Regards j walker



**Housing Delivery Service  
Bristol City Council  
100 Temple Street  
Bristol BS1 6HT**

**E-mail** Timothy.Midwood@bristol.gov.uk

**Date** 22nd January 2024

Dear Sirs,

**Re: Proposed Multi Use Games Area, Filwood Playing Fields, Bristol BS4 1UA  
(planning application reference 23/03423/FB)**

I write in support of the full planning application for a new Multi-Use Games Area (MUGA) at Filwood Playing Fields, on behalf of the Council's Housing Delivery Service.

The proposals will provide a much needed, high-quality sports and recreation facility for Filwood, and have been subject to extensive engagement with the local community including youth organisations, and with statutory organisations such as Sport England. As well as providing a facility for basketball and netball games the MUGA can be used for a range of activities, therefore improving health, fitness and well-being for the local community. Exercise equipment and a sheltered seating area will also be provided. The MUGA will complement existing neighbouring recreation facilities including the football pitches, and children's play area.

In due course the new MUGA will replace the outdated MUGA at Filwood Broadway which is situated on a site allocated for housing.

The proposed MUGA will be funded from a combination of Council investment and from the Active Communities element of funding from the successful 'Transforming Filwood' Levelling Up Fund bid.

The Cabinet Member with responsibility for Housing Delivery and Homelessness, is fully supportive of the proposals.

We welcome the positive consideration of this planning application for much needed local infrastructure.

Yours sincerely,

**Tim Midwood  
Senior Development Manager  
Housing Delivery**

**Website**  
[www.bristol.gov.uk](http://www.bristol.gov.uk)





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Development Control Committee A – 24 January 2024 – Application No. 23/03423/FB : Filwood Park Playing Fields Creswicke Road Bristol BS4 1UA

I would like to support this application. I intend to be present for the meeting and would like to speak.

The Filwood Broadway area is in need of a MUGA to replace the one on the former swimming pool site and put it in a more suitable location, and allow the swimming pool site to be developed for other uses.

The proposed MUGA would provide much needed play space, particularly for teenagers, but also for a wide range of ages.

I want to endorse the comments submitted on behalf of Filwood Broadway and would like these to be taken into consideration.

Cllr Zoe Goodman

Filwood ward