

MINUTES of meeting - 7.00 pm Monday the 23rd April 2018– The Naval Volunteer King Street.

Date of next meetings - 7.00 pm — 18th June 2018 – venue - TBA

Present

Simon Birch	John Payne
John Frenkel (Chair)	Peter Weeks
Ellen Grist	Stephen Wickham

Minutes of the 28th February 2018 meeting – approved as corrected by email.

Apologies Joel Baillie-Lane Alan Morris

Planning enquiries and planning applications

Land at Home Gardens Blackboy Hill – 18/01345/PREAPP – SB and B-L prepared the Society’s response that the Society supports redevelopment but is concerned about the impact of the development on neighbouring buildings and views into the site. The response circulated between meetings. Council planning advice pending

Bristol University – new Cattle Market campus – 17/06459/P – *Outline application for a new mixed-use University Campus to comprise of up to 82,395sq m of floor space, up to 1,500 students beds with all matters reserved except access.* The Society filed a supplementary response to support Historic England’s concern about the impact of the tall buildings on views across the site the same accommodation could be achieved with a broader footprint - Planning decision pending.

Bristol University – Tyndalls Avenue Public Realm Project – 17/06169/F – The Society’s response supports the principle to pedestrianise Tyndall Avenue. Following the Traffic Management critical advice, the University will circulate amendments to the proposal. There will be a further public consultation.

Cathedral School - 17/06478/F - *Demolition of link building adjacent to sports hall and construction of new classroom block. Demolition of existing garage and creation of new food kiosk and an improved external social area for pupils. Revised parking layout scheme with proposed landscaping.* Planning permission granted.

44 - 47 Coronation Road - 18/00602/PREAPP - 75 dwellings with a 4/7 storey development. Selected PDFs of scheme circulated between meetings. The Society supports redevelopment of the site. The Group considered the architecture to be dull. Although the building is too broad to support a pitched roof it was agreed that the scheme should contribute interest to the skyline. Society response to the developer circulated between meetings. Council planning advice pending

Units B & C Dean Street St Pauls – 17/02894/F - Demolition of existing buildings – residential led development with ground floor commercial use. The Society does not support this scheme, which is too tall for the site. Response filed that repeats the earlier pre-planning response. Planning decision pending.

13 - 19 Dean Street St. Pauls - 17/06070/F - Demolition to construct 37 cluster flats and 1 studio flat (246 student bedrooms) with ancillary accommodation and commercial units at ground floor - The Society opposes the extension of the envelope of the permitted scheme and the design, which is not good enough architecture. Planning decision pending.

Fry Warehouse Cargo at Wapping Wharf – there is a presentation on Wednesday the 24th April of the developer's proposal for the site. Phase 2 of the development will begin soon.

Generator Building Counterslip - 17/06919/F - Refurbishment of building to provide 2701sq m. of office accommodation – the Society supports the application – planning decision pending.

Plot 4, Glassfield site - 17/02893/F - Proposed 200-bed hotel - The Society supports the scheme but has suggested more interesting architecture. Planning decision pending.

71 & 71A Park Street - 18/01180/PREAPP – proposal to demolish the existing building to construct a 3 and 4 storey replacement building of 17 units of student accommodation with cafe/restaurant on the ground floor – The Society supports redevelopment but not the design which fails to respect the aesthetic of the reconstruction of Park Street. Society's response circulated between meetings. Planning advice pending.

High Street/Wine Street – there will be a presentation of a proposal to Councillors and interested parties on Wednesday the 25th April.

NatWest Court Broad Street – there is a proposal forthcoming to remodel this dull building. No date has yet been arranged to meet the developer.

29-30 Portland Square Sandhu's Cash & Carry site - 17/05290/F - Demolition of the warehouses restoration of the listed buildings 31 and 32 Portland Square reinstatement of in the gap sites 29 and 30 Portland Square and 1 Cave Street - New build block of flats facing Surrey Street - New build block of flats facing Brunswick Cemetery Gardens. The PAG has responded to the planning application. Planning decision pending.

Land Adjacent To The Quays Cumberland Road - No: 17/05149/F - 6 storey building (plus a basement), to accommodate 13 units operated as serviced apartments. The Society supports this proposal. Revised application filed but no significant amendments. Planning decision pending.

7 Redcross Street 18/01540/PREAPP Demolition of existing building, retaining grade II listed façade – new residential development - 3 storey base and 12 floor element to rear. The Society's response supported the OMCA circulated between meetings. The Society supports redevelopment but not the proposal which would overdevelop the site. Council planning advice pending.

Former Allotments Silbury Road Bristol - 17/06559/F - *Construction of up to 126 dwellings with access, parking and amenities.* The Society supports the scheme. Planning permission granted.

St Marys Hospital Upper Byron Place - 17/07088/F - *Redevelopment to provide student accommodation - 153 Bed spaces.* The Society supports the scheme. Planning permission granted.

21 St. Thomas Street– 17/06598/Preapp- Following the grant of planning permission to develop a 9-storey accommodation block for 400 student bedrooms There was a subsequent planning enquiry *to develop a mixed-use scheme of student housing plus key worker affordable housing to support the University of Bristol Temple Quarter Campus in a 20 floor plus ground tower.* Council advised that it would not support the proposal.

2-18 Stoke Croft – *demolition of all buildings to develop 220-230 units of student accommodation.* The Society responded to the developer to support redevelopment but questioned the proposed scheme. The Society supports residential accommodation on the site or at least a contribution of non-student accommodation. The proposed tower would overdevelop the site.

6 Upper York Street & Former Coroners Court - 18/00775/PREAPP - *refurbishment and conversion of former Coroner's Court and the erection of a five-storey building to create 59 residential units; business space.* The Society supports redevelopment and made suggestions to improve the scheme. Response circulated between meetings. Council's planning advice pending.

7-29 Wilder St. 1-3 Backfields - 7/06270/PREAPP - *demolish all structures on the site bounded by Backfields, Upper York Street and Wilder Street except for the Grade II listed 25 Wilder Street, to develop a managed student accommodation block.* The Society's response circulated between meetings. The Council's advice letter did not support the scheme.

Western Harbour – SW reported a public meeting attended by Councillors. £30 would be the cost of repairing the elevated road network. Highways has not yet decided to design of any replacement road/bridge layout. MacAdam Way has been allocated for development following demolition of this slip road. There was public support for redevelopment if it was not high rise. SW will represent the Society on the stakeholder group.

Wyevale Garden Centre Bath Road Brislington – 18/00942/PREAPP - *redevelopment with a petrol filling station, budget hotel and family pub.* Council advice circulated between meetings strongly rejected the proposal.

Other business

TRANSPORT SUB-GROUP

PLANNING POLICY

Bristol Local Plan Review and Urban Living: Making Successful Places at Higher Densities
AM has submitted the Society's responses.