

From: [Councillor Lorraine Francis](#)
To: [Section 62A Applications Non Major](#)
Subject: RE: S62A/2025/0082 Bull Inn, 333 Crews Hole Road, Bristol, BS5 8BQ
Date: 13 April 2025 10:58:46

[REDACTED]

Follow up email:

Dear Inspector,

I have a few more comments, following a report by the local media, where the press said that 'residents' are appealing to reinstate their pub.

Please can I reiterate that [REDACTED] under no circumstances, want there to be a pub reopened. Other people, who do not live close to the pub, may have a different viewpoint, but owing to my lived experience a pub is not viable or needed.

A community space and 3 bungalows would be appropriate for the area as there are none.

Thank you

Lorraine Francis

Councillor for Eastville

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From: Councillor Lorraine Francis

Sent: 26 March 2025 10:55

To: section62anonmajor@planninginspectorate.gov.uk

Subject: S62A/2025/0082 Bull Inn, 333 Crews Hole Road, Bristol, BS5 8BQ

Dear Planning Inspectorate,

I would like to start my comments by emphasising that I was not contacted about the proposal for the Bull Inn. This [REDACTED] pub consortium, [REDACTED]

[REDACTED] has made no effort to reach out to the community [REDACTED]

Neither you or the consortium understands the area, the problem with drains, the traffic and housing in the area. The Bull Inn sits in front of a large development consisting of 1 and 2 bedroomed flats, so to say there is an underdevelopment in that area is not true. I live in a 2-bed home, the size of many flats close to the inn, so I am worried about what will happen next. The developers allowed the pub to deteriorate and become even more run down than before, resulting in squatter recently, who were well behaved and respectful. They made themselves invisible and did not create a problem although at first I was concerned about anti-social behaviour, which thankfully did not play out.

Finally, the pubs licence was revoked for a while, before the council conceded to an appeal. Luckily, the pub was no longer able to behave as it did during COVID and as such, I assume that they were no longer making huge profits during a pandemic. Please do not put profit before the health and wellbeing of current residents. I am aware there is a housing crisis but that does not mean that the suffering from an ill conceived development proposal should take precedent over the resident's needs.

My views:

I am not a surveyor or architect but know from personal experience that the pub sits in a bowl or funnel [REDACTED] As pointed out by the conservation area report, the Inn has been there for over a century and has been many different hands with most licensee's doing an awful job. However, my point is that the noise from that site is a problem so any development will need to understand that issue. Proposing a large 3 story product will raise the level of the pub, which is in keeping with the area. To take the building up another 2 stories will result in many gardens being overlooked, especially if they were to go with the design they are proposing.

The hundreds of houses across the road from the pub, were built in a way **to not look** out onto the main road and whilst that was a bonus, it only served to obliterate the view which I

would have had to the river. Any design must not move away from that concept.

In addition, I **would not support the height of the new building**. They would be better off having 3 separate building with a ground floor accommodation and upper floor accommodation spread across the plot and not simply cram 9 homes into the same footprint.

Whilst the conservation report also talks about the historical nature of the building, this would mean that knocking the building down is not an option. That would also destroy the only historical building in the area, so must not be allowed. Conservation would require that any planning must comply with the quality of any build to ensure that the product remains in tact.

A pub

I do not go to pubs, but some people did care about it. Nothing has been done to consider the area and its need for a community space. The developers are seeking to maximise their income, without caring whatsoever about the community.

I suggest that you may consider suggesting that they provide a meeting space for residents who can have a small community room, at the farthest point away from my home. It could be a micro hub for a small business to do something creative.

Parking

Crews Hole Road is one of the fastest roads in the city, with car's speeding in excess of 50 miles an hour in a 20 miles an hour zone. I know this because I used to do speed watch, so was observing traffic because of the dangerous driving. Because the houses mainly have off-street parking, with a couple of houses having to park on the road and other houses sometimes parking on the road because they have too many car's, parking on the main road results in bottle necks, [REDACTED]

An increase in parking will increase faster drivers who seek to avoid oncoming car's. This is a daily occurrence, which I am sure the Police will validate.

The road does have ample parking, but parking is risky because of the unregulated drivers, as described. This is a serious issue that cannot simply be ignored. There is currently off street parking on the pub grounds, but I am vehemently against a 3 story height building or more. So, if the developers have to change their design, they will feed into the parking currently available on the site. What is the parking plans for the site. Troopers Hill Ward has the second highest car usage in the City, and this is documented.

Green canopy:

There are not trees on site

Noise and pollution from any building works

The site, as I state before, allows for noise to travel, it is how the area is and you as an inspector, will not know this. Any building work with negatively impact on the environment. I am not happy to spend a year listening to building work.

Finally.

This is a conservation area.

The pub is an historical building which cannot be demolished.

I object to the height proposal and the location of any new buildings as it will cause harm to

me as a local resident and others.

Any permission for any building must consider the impact, height, and location of the building to fairly distribute the disturbance.

There is no garden because the site is concrete, so what is the plan for residents. As I say the site is a noise bowl, so no gardens will actually prevent that awfulness that was encountered by the pub when people used to sit outside.

I would like for you to visit the area, in order to see what is being proposed and to recognise that whilst it is a nice area, the road and noise from any new dwellings will be permanent and potentially detrimental residents.

Yours,

Lorraine Francis a resident (with no access to another email at the moment)

Lorraine Francis

Councillor for Eastville

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