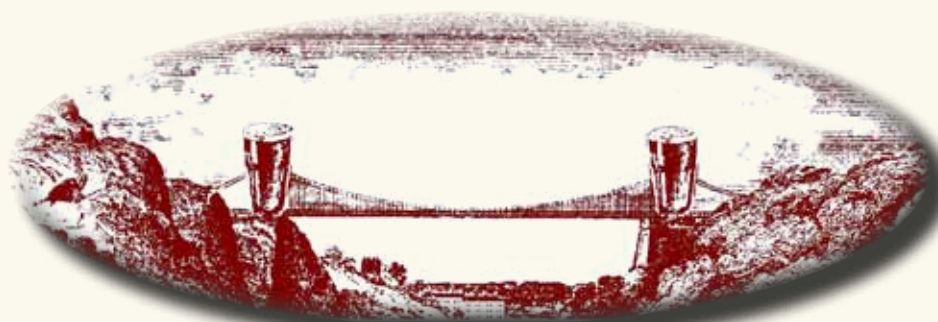




**CAMPAIGN
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www.camrabristol.org.uk



**CAMPAIGN
FOR
REAL ALE**

PINTS WEST

Multi-award-winning magazine of the Bristol & District Branch of CAMRA, the Campaign for Real Ale
(incorporating the Bath & Borders Branch)



**Some contributions that, for
whatever reason, could not be
accommodated in the printed
version of Pints West**

Views expressed are those of the individual authors and not
necessarily supported by CAMRA.

BRISTOL PUBS GROUP

The Bristol & District CAMRA Pubs Campaigning Group – or Bristol Pubs Group for short – was formed in response to the growing number of pubs in the Bristol area closing or being drastically altered. The Group was launched formally in 2008 with the support of local councillors, members of the trade and the media.

web: www.camrabristol.org.uk/pubsgroup
email: bristolpubsgroup@yahoo.co.uk

Our aims are simple.

The Bristol Pubs Group will:

Promote the use of community pubs.

Campaign against closure of pubs that could be viable.

Campaign against insensitive alterations.



Do you recognise this? Have you any idea what it leads to?



This is to become someone's bedroom! It was – yes, I use the past tense – the beer cellar of the Plume of Feathers in Hotwells. In April last year, an enforcement was put on this property when building work was noticed taking place within it. The new owner had commenced work to convert this into flats with no planning permission applied for, yet alone granted.

As a result, an application was later made to convert the ground and first floors into two flats. This is in addition to two flats on the second floor. It was also proposed that the beer cellar should become bedrooms for the flats. In order to give the cellar enough standing room, excavations were carried out. There was some uncertainty over a lack of natural lighting in those proposed front bedrooms, a matter which was raised by Bristol Pubs Group. The planning department took the matter up with the agents, requesting that further details of the windows be submitted. (These have not, at the time of writing, been made available to the public for inspection on Bristol City Council's website.)

On 19th April 2013 the application was granted approval. It was felt – by the Council – that there was a sufficient number of pubs within the vicinity, this in spite of the Spring Gardens having recently been lost due to conversion to a shop – which required no planning permission!

Some time before, an earlier application had been made to convert the Spring Gardens into flats. Interestingly with that, the Council felt: "The application fails to demonstrate that there is no longer a need to retain the use [of the pub], and no alternative provision is proposed."

In addition, there is now the potential loss of the nearby Grain Barge. The Bristol Beer Factory-owned Grain Barge is up for sale – who know if she will remain a floating pub? She was a floating restaurant before.

Who knows which pub in Hotwells we'll lose next? If you come to notice another possible loss there, please notify Bristol Pubs Group by emailing bristolpubsgroup@yahoo.co.uk.

Tim Belsten

Crossed Swords over the Cross Keys, Fishponds

In the Spring 2013 issue (No.97) of Pints West, the issue of a planning application ref. 12/05726/F to convert the Cross Keys public house at 627 Fishponds Road, Fishponds into flats and ground floor retail by the new owner was highlighted in an article I wrote. At the time of writing the application was still open to comment before any delegated decision to approve the plans had been made by the case officer. Although the Cross Keys was a long established local pub, there was great concern within CAMRA Bristol Pubs Group that the pub would be lost if a flat conversion took place in spite of current and draft planning policies designed to protect community pubs from this type of planning application.

Then on 25th February 2013 a notice of decision to refuse the application was issued by Bristol City Council which was somewhat unexpected based on other planning applications we have objected to. The notice mentioned that "despite wanting to work in a positive and proactive manner (with the developer) it was not possible to reach an agreed solution". Principle reasons for rejecting the plans included inadequate justification given to demonstrate that the pub is not capable of continued use as a public house contrary to Policy BCS12, Draft Policy DM6, lack of on-site parking would increase demand for on street parking against policies M1 and BCS10 and Draft Policy DM23. Also, the development was considered to be over intensive with lack of space and privacy with a limited outlook from the flats contrary to Policies BCS18 and BCS21.

This was very good news and a rare victory in the fight to save our local community pubs from closure but we still had our doubts that this would be the end of the story. Then in April 2013, I noticed that there had been some activity in the building and looking through the pub

window one day I noticed that the bar ceiling had been ripped down and redecoration work being carried out. Additionally, some of the pub signage had been removed which caused me some concern so I spoke to the Bristol City Council Planning Department to see whether or not this work was allowed. A council officer in the department said that a developer was entitled to carry out some minor works without planning permission but if I had any doubts then an e-mail could be sent to the planning enforcement team so that they could investigate any breaches of planning regulations. Local rumours began circulating that the developer intended to continue with the conversion work despite his plans being rejected and by early May 2013 the bar area seemed to have been completely redecorated. I then notified CAMRA Bristol Pubs Group of my observations and following some investigation work on the Bristol City Council planning website it was noticed that a complaint ref: 13/30253/COU had been logged on 16th April 2013 where enforcement action was pending consideration by the case officer Ann Royce. It appeared that someone locally must have informed the council about what is a blatant disregard of planning regulations.

Thus it appears that the battle is not yet won with the developer determined to put up a stiff fight to get his plans through so it remains to be seen whether or not council planning policies BCS12, M1 and draft policy DM6 can win the day to save one of our local community pubs for the future. There is also the issue of selling off the pub garden for housing by estate agents Maggs & Allen 0117 9499000 which needs to be looked at. CAMRA Bristol Pubs Group will be watching the developments at the Cross Keys with some interest and expect the City Council to enforce its own policies on protecting viable pubs vigorously.

Ian Beckey

Raising the bar for the Stapleton Road Tavern

The Stapleton Road Tavern in Easton, Bristol is located at the intersection of Stapleton Road, Lawfords Gate and Trinity Road near Old Market. It is a late Victorian conversion of two Georgian houses (shown in Ashmeads map 1828) into a single public bar and is now included within the Old Market conservation area. The building's character appraisal states that it is an unlisted building of merit.

The pub has been closed and boarded up for a number of years and there has been much uncertainty as to its future. A few years ago there were plans to demolish the building and replace it with mock Georgian flats with ground floor retail but luckily these plans were eventually dropped. More recently the building has been used by the Stapleton Road Tavern Art Project which gave some cause for optimism that perhaps one day the building might reopen as a pub. However, as always, appearances can be deceptive and sure enough a planning application (ref. 11/04643/F) was submitted in 2011 to convert the building into flats with ground floor retail. What made things worse was the fact that the application was not picked up by CAMRA's Bristol Pubs Group until it was too late to comment on the proposed conversion. Consequently, planning permission was granted subject to certain conditions by a delegated decision in July 2012.

Following this disappointing news, I decided to visit the pub to photograph it before any conversion work took place. Whilst I was there, I noticed that the window coverings had been removed making it possible to see inside. I was amazed to see what looked like original bar features inside including a wooden bar, mirrors, pelmets and bar shelving. I immediately alerted the Bristol Pubs Group and Peter Insole (Bristol City Council's City Development Team) with regards to submitting the building for listing on the council's 'Know Your Place' heritage listing scheme website, www.bristol.gov.uk/page/know-your-place. I was advised by Mr Insole that local listing alone was insufficient to protect the pub's interior fittings, only its exterior fabric, but not to be deterred I contacted the Designation West Territory office of English Heritage at 29 Queen Square, Bristol with the intention of putting the building forward for English Heritage Grade 2 listing. A listing scheme application form was then filled in and submitted to English Heritage with supporting background historical information to take the process forward.

Afterwards, I spoke to Kathy Clark (Victorian Society's South West Territory conservation officer) to make her aware of the potential importance of the pub and she said that she would arrange a visit to Bristol to look at it. On 7th February 2013 English Heritage wrote back with an initial assessment report (ref. 477670) rejecting the pub for national listing saying of the pub's internal fittings, "These features and the overall decorative scheme are very plain and unremarkable." In conclusion they state that, "As a late and modest pair of domestic buildings converted into a public house, it does not demonstrate the high level of architectural or historic interest necessary to merit designation in the national context." In their letter they said that the only way the decision could be appealed within the 28 days time limit was if there were any famous people or events which could be proven to be linked to the building but as none of this information was available no appeal could be made.



So yet again it appears that the English Heritage listing scheme fails to give suitable protection to what is probably one of our more interesting local heritage pubs and we can only hope that the new Bristol City Council local listing scheme Know Your Place can make a difference. If you think that this pub should be included on the local list you can visit the Know Your Place website or email archaeology@bristol.gov.uk explaining why. In the meantime if anyone has any interior photos of the pub when it was open they could be used in support of the local listing application and could also be published in a future edition of Pints West. The Bristol Pubs Group will await any further developments regarding this pub with some interest.

Ian Beckey



Some photos from the Bristol Beer Festival held in March

(Richard Brooks)





Greg Mulholland MP named CAMRA Parliamentary Campaigner of the year

Greg Mulholland, Member of Parliament for Leeds North West and Chair of the All Party Parliamentary Save the Pub Group, was delighted to, once again, be named as the CAMRA Parliamentary Campaigner of the Year.

The award was presented to Mr Mulholland in recognition of all of the hard work he has undertaken in campaigning for Britain's community pubs and for real ale in particular, and for his campaign for pubco reform.

Greg Mulholland MP commented: "I am very proud to receive this award from CAMRA and it has been a pleasure working with them to campaign to support and protect our unique institution, the community pub. I have been pleased over the last 18 months to have led the campaign for pubco reform. We have gone from a situation where the Government had rejected legislation, to the announcement that we would have a statutory code of practice for the pubcos that would at last enshrine that a tied licensee will not be worse off than a free of tie licensee."

"CAMRA are real champions for all pub goers and I am delighted that they have recognised my efforts and I look forward to continuing to work with them. Already they have shown through the remarkable success on beer duty that they remain the most effective consumer campaign group in British history and now I will be working hard with them to finally get much needed pubco reform and a fair deal for local pubs".

Jonathan Mail, head of public affairs at CAMRA, commented: "Greg Mulholland MP has won this award due to his tenacious and determined campaigning to put an end to the injustices faced by thousands of pub landlords tied to the large pub companies. Putting an end to these injustices will avoid many unnecessary pub closures



From left to right: Mike Benner, CAMRA's chief executive; Greg Mulholland MP; and Colin Valentine, CAMRA's national chairman

meaning that Greg's work will benefit all those who back the 'Great British Pub'.

"Greg ensured that the pub companies' repeated failures to deliver effective self-regulation were brought direct to the attention of Parliamentarians and Ministers. Greg's tireless work within Parliament on this issue culminated in Vince Cable announcing Government action in January to introduce a statutory code of practice, and the publication of detailed proposals in April."

UK Capital of Ale

While throwing out some old CAMRA newsletters I came across the following in Derby Drinker Issue 53 (Christmas / New Year 1994/ 95):

"A survey of city centre pubs on a Tuesday night in October revealed that 92 different real ales were on sale".

This was very impressive at the time; however, the Derby Evening Telegraph for 13th April 2013 reported that the latest annual beer census in that city found 290 beers on sale in 68 pubs, including 176 different beers.

The title Capital of Ale is conventionally awarded to the city with the largest number of beers available per head of population, and in recent years Derby and Sheffield have contested it hotly. However they are not alone, as you can see from the following passages taken from Issue 162 of Norfolk Nips & Cask Force (Autumn 2012):

On Saturday 30th June 2012 *(there were)* over 550 beers in total and 254 different ales, a massive total which was enough to beat off a very strong challenge from York who finished on 247.... This has since been beaten by Sheffield, who conducted their survey in July and recorded 310 different beers, but from a much larger population – on both counts over twice the size of Norwich - which we believe justifies calling Norwich the UK Capital of Real Ale!"

So it seems there are still several claimants to the title, but you can be sure of two things: all these places have a tremendous variety of real ale if only you know where to look for it; and the numbers of beers available are increasing all the time. A real ale success story.

Norman Spalding



Mysterious New Bristol Brewery

Hi Steve,

We have been chatting to Robin and Paul at the Volunteer Tavern's beer festival this evening and they advised to get in contact with you to let you know about our new brewery. Whilst we realise we have probably missed the boat for your next issue, maybe in the future you would like to get in touch to perhaps feature us in Pints West, anyway here is a little about ourselves.....

We are two brothers who share a love of real ale and love what we do. Our modest little brewery crammed into a small unit is where we brew some lovely beers with a focus on taste.

We don't see ourselves as maverick brewers, but we do like to tease

the boundaries of traditional brewing sometimes.

Our 'Super Deluxe Stout' or our 'Flame EIPA' would not be classed as true to style by purists but we think they're awesome.

In the same breath we also understand that sometimes people may just want a tasty traditional beer like our '365' an everyday standing up beer.

Please feel free to get in touch with us if you would like a chat.

Many thanks,

Tom & Noel James

New Bristol Brewery

newbristolbrewery@hotmail.co.uk

10 YEARS FOR NAILSEA FESTIVAL (12-14 July 2013)

In the summer of 2004 a group affiliated to Nailsea & Backwell Rugby Club bored with the 'off season' decided to organise a beer and cider festival for charity. That first festival held in a relatively small marquee erected on the first team pitch (much to the Groudsmans' anguish!) served up 17 beers and 13 ciders, which for a first go was a magnificent achievement, raising £2,520 for children's charity Dreams Come True. The Festival also had a secondary benefit of bringing people, and income, to the Rugby Club out of season.

In 2005 the Festival did its bit to help Children's Hospice South West reach its target to build a new hospice at Charlton Farm in Wraxall, with a donation of £3,500. Record attendances at the 2006 festival meant that we handed over a cheque for £3,200 to Get Kids Going! Children's cancer charity CLIC Sargent was presented with a cheque for £5,324 following the 2007 event and we donated a fantastic £4,300 to the West of England MS Centre in 2008. In 2009 we returned to support Children's Hospice South West with a donation of £6,000. The following year, we shared a massive £7,500 between Help for Heroes and Nailsea Army Cadets and in 2011 we beat all previous records, allowing us to donate £8,300 again to Children's Hospice South West. Last year, despite the very poor weather over the Festival weekend, we were still able to donate £8,000 to St Peter's Hospice.

The size of the Festival had grown each year, with the marquee last year stretching over half the length of the first team pitch (the Groundsmans has given up worrying!); we served up 72 different Real Ales and 54 ciders. The Festival now starts with an Invitation-only tasting evening on the Thursday when our loyal sponsors get to sample 5 different beers and 5 ciders for free. The Festival opens to the Public at 6pm on the Friday and continues at midday on both the Saturday and Sunday. Whereas the Friday night is a 'serious' drinkers quiet night, where the whole list of the beers and ciders are available to sample, the Saturday and Sunday have now become a very popular Music Festival as well, rock and pop mainly on the Saturday with the Sunday a more mellow folk and jazz theme. This year we are even having two stages, with acoustic sets in between the main stage events. This music link has done wonders in attracting a younger audience to sample some of the real ales and ciders.

As to the beers and ciders; we mainly source the ciders locally (we are in Somerset after all!), although we do have a number from across the Severn Bridge and last year we branched out (excuse the pun) with some from Kent and Sussex. We try to source around a third of the beers from

local breweries; one of which is our very own Festival brew kindly produced by RCH for which we auction-off the naming rights at the Thursday Sponsors' Evening. The other beers are from far and wide, beers that you would not normally get in these parts. Last year Raven Bitter from Orkney was the farthest travelled with beers from Green Jack in Lowestoft and from Sharps the furthest east and south (and west) respectively. Our Beer of the Festival was Dark Star's American Pale Ale (4.7%) a delightful, seriously hoppy beer.

Entrance to the festival site is free; you just pay for a ticket for the beers and ciders (£9 for the whole weekend this year, which includes your Festival glass and one free beer token). Other attractions during the Festival include a Kids' Village on the Saturday and Sunday, with the usual face-painting type stalls, bouncy castles & other 'inflatables' as well as games; we also have craft stalls and charity stalls. And for those not really into the beer & cider the Rugby Club's 250 Club run a stall serving a good selection of wines by the bottle or by the glass and the Rugby Club's main bar is fully open stocked with a large range of soft drinks, crisps and sweets. This year we are also having a stall selling a range of luxury teas and coffees. And, of course, there is the food! Burgers and hotdogs, pig roast, crepes, veggie meals, etc are served throughout the weekend.

This year, for our 10th Festival, 12th - 14th July, we are having an International Theme; we intend to serve some beers and ciders not from our shores. We are also looking to offer some craft beers and even lagers cooled from the keg and we will also have a range of some of the more unusual, foreign bottled beers.

Although not an official CAMRA event the Nailsea Festival Committee, still very much the original team from 2004 give or take a few, has CAMRA members heavily involved and we are meticulous in ensuring that the beer and cider is served to CAMRA standards; we only differ from CAMRA events mainly in two areas: our Festival goes get a handled, half-pint, Commemorative glass that, unfortunately, is not oversized and we do not price the beer by strength; you buy a set price beer token (a very reasonable £1.30 each this year) for all the beers and ciders (including the bottles).

To help us celebrate our 10th Year, on the Friday evening only, we would like to offer a free half pint token to all CAMRA members that show their card when collecting their Festival glass.

Phil Terry

Yeo Valley Lions Claverham Beer Festival 5th - 7th July 2013 – Nautical Theme for 2013

Building on the success of the past 10 years, we embark on a voyage of discovery, selecting only the finest ales with a true nautical flavour.

We are delighted to be supported by two local breweries, Butcombe providing their new Matthew Pale Ale, and Wadworth who are providing a barrel of Swordfish Ale – an interesting brew containing rum, so if you haven't tried it now is your chance. Claverham Village Hall stands on land once owned by Fairy Marine, which in its reincarnation as Claverham Ltd is generously sponsoring this Swordfish Ale. Fairy Marine built the Fairy Swordfish which helped stop the Bismark in her tracks amongst other fine achievements.

We are hoping to get hold of Lifeboat Ale from the Titanic Brewery in Stoke on Trent, Eddystone from the South Hams Brewery, and the 5.1% ABV Harbour Special from Tintagel. As ever at this time of year, we have a long list and are having fun finding out which we can get hold of, but whatever the outcome you can be sure of a good range and a friendly Festival.

Music will be provided by the Lipinski Band on Friday evening and

Against the Grain on Saturday evening. We will have Steve and the Old Grey Foxes on Sunday afternoon and all our sessions will have local musicians in support. We are delighted to host the World Spoof Championships again for the 4th year running – testament to the excellent management of our resident Spoof Umpires. The barbecue will be running at all sessions and we would just like to say that our special festival burgers will definitely be absolutely horse friendly.

Bell and Stenton Opticians Yatton, and Stowell Concrete have continued to be our major sponsors and we are very grateful to them and all our barrel sponsors for their generous support.

Updates will follow in the next few weeks on www.claverham-beer-festival.btck.co.uk.

Stop Press – Harbour Brewery from Trekillick in Cornwall will donate a barrel of "appropriate" beer from their vast array of over 20. Discussions are ongoing.

Nigel Carson

150,000
members
and growing!

CAMRA Membership Benefits

For just £23* a year, that's less than a pint a month, you can join CAMRA and enjoy the following benefits:

- A quarterly copy of our magazine BEER which is packed with features on pubs, beers and breweries.
- Our monthly newspaper, 'What's Brewing', informing you on beer and pub news and detailing events and beer festivals around the country.
- Reduced entry to over 160 national, regional and local beer festivals.
- Socials and brewery trips, with national, regional and local groups.
- The opportunity to campaign to save pubs and breweries under threat of closure.
- The chance to join CAMRA / Brewery Complimentary Clubs that are exclusive to CAMRA members. These clubs offer a variety of promotions including free pint vouchers, brewery trips, competitions, and merchandise offers.
- Discounts on all CAMRA books including the Good Beer Guide.



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20% off brewery and beer tasting tours.

cottages4you

10% discount on booking with cottages4you.

Hoseasons

10% discount on booking with Hoseasons.



Up to 52% off - with attractions for the family too numerous to name.

For more on your CAMRA Membership Benefits please visit www.camra.org.uk/benefits

* This price is based on the Direct Debit discount. ** Joint CAMRA memberships will receive one set of vouchers to share. CAMRA reserves the right to withdraw any offer at any time without warning and members should check CAMRA website for updated and details of current offers.