



**Agenda Item No: 8 (iii)**

**Bristol City Council  
Minutes of the Development Control Committee  
(South and East)**

Wednesday 7<sup>th</sup> May 2014 at 2.00pm

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**Members Present:-**

Colin Smith (Chair), Councillor Wright, Councillor Martin, Councillor Quartley, Councillor Holland, Councillor Campion-Smith, Councillor Eddy and Councillor Radice.

**Officers in Attendance:-**

Gary Collins, Patricia Jones, Katy Dryden, Ken Reid, Mark Dowling, and Duncan Laird.

**37. Apologies for Absence**

Apologies were received from Councillor Beynon and Councillor Lovell.

**38. Declarations of Interest**

Councillor Wright and Councillor Radice would not participate in Items 1 and 2 respectively, both having submitted Public Forum submissions in relation to these items.

**39. Minutes – Development Control (South and East) Committee –  
27th November 2013 at 4.00pm and 6.00pm and 11th December 2013 at  
2.00pm**

**Resolved – that the Minutes of these meetings be confirmed as correct records and signed by the Chair.**

**40. Appeals**

The committee considered a report of the Service Director, Planning and Sustainable Development (agenda item no. 4) setting out appeals lodged, imminent public inquiries and appeals awaiting.

**Resolved – that the report be noted.**

#### 41. Enforcement

The committee considered a report of the Service Director, Planning and Sustainable Development (agenda item no. 5) setting out recent enforcement notices.

**Resolved – that the report be noted.**

#### 42. Public Participation

Statements were circulated in advance of the meeting and heard before the relevant application. (*Copies of the Public Forum submissions are held in the Minute Book*).

#### 43. South and East Planning and Development

The committee considered a report of the Service Director, Planning and Sustainable Development (agenda item no. 7) setting out the following matters for the South and East area:-

**(1) Fowlers of Bristol (Engineers) Limited, 25A Bath Buildings Demolition of existing industrial buildings and erection of a 2-3 storey 2-form entry (2FE) primary school (2212 sq m) with vehicular/pedestrian access (for servicing and disabled parking) from Bath Buildings and pedestrian access from Cheltenham Road. (Major application.) Application no. 13/05209/F (Ashley Ward)**

Members received a detailed presentation of the application, including details of the existing employment site and images of the surrounding infrastructure and proposed access arrangements.

The key issues set out in detail in the officer report were summarised as follows:-

- vehicular and pedestrian access would be from Bath Buildings with further pedestrian access off Cheltenham Road. A disabled parking space/ dropping off point is proposed with no further parking on site.
- off site highways works would overcome transport planning concerns along Bath Buildings and Cheltenham Road.
- in response to consultation and publicity, 64 comments were received – 32 objections, 28 in support and 4 general comments. Following the submission of revised plans, a second round of consultation was conducted. 100 objections were received, 2 comments in support and 1 general comment. Attention was drawn to the Amendment Sheet circulated in advance of the meeting, detailing an additional 13 comments, principally objecting to the application on highway grounds.

- the principle of development was acceptable and the continuance of the site's use for employment purposes could prove unacceptable given its proximity to residential areas.
- the scheme would not impact on the conservation area, appropriate safeguards would be put in place to counter noise pollution and the application would achieve a BREEAM standard of "very good".
- Officers summarised local and national policy relating to transport as applicable to the proposed scheme. The proposal was considered sustainable in transport terms and acceptable in terms of parking and highway safety.

Below is a summary of the comments and issues raised by members of the committee:-

- It was proposed a decision should be deferred pending resolution of the transport and access concerns raised by residents.
- It was suggested that the modification of the catchment area would not reduce the number of car journeys to the school and that Station Road was the more viable option for the main entrance of the school.
- Officers clarified that the recommendation to grant consent included a range of mitigation measures that were necessary to enable the delivery of additional school places. Vehicle movements on Station Road had been looked at but this would prejudice conditions of safety for pedestrians and cyclists especially. Whilst this could be mitigated through restricting turning movements from the Station Road junction, the effect of this on businesses was considered too detrimental for this to be implemented.
- Concern was expressed about the lack of outdoor play space.
- It was suggested that Colston Girls School should actively engage parents in initiatives to discourage people from driving to school.
- It was reported that there would be further opportunity for local engagement as part of the next round of consultation on the proposed highways mitigation measures through the TRO process.

A motion to defer consideration of the application pending the submission of a revised traffic management plan was lost, 2 voting in favour and 4 against (*Cllr Wright and Cllr Holland not participating in the vote*).

An alternative motion was moved by Councillor Campion-Smith, seconded by Councillor Quartley and on being put to the vote, 4 voting in favour and 2 against (*Cllr Wright and Cllr Holland not participating in the vote*):-

**Resolved - that the application be approved subject to:-**

- (a) the conditions and advices listed in the report ;**
- (b) the satisfactory completion of a Section 106 Agreement; and**
- (c) a further report to committee on the Green Travel Plan prior to the condition being discharged.**

**Demolition of Existing Industrial Buildings  
Application no. 13/05210/F (Ashley Ward)**

The committee noted that this application sought permission for the demolition of existing building on the Fowlers of Bristol site. Officers confirmed that the application would not harm the character or appearance of the Montpelier Conservation Area or the historic buildings adjacent to the site.

It was moved by Councillor Eddy, seconded by Councillor Quartley and on being put to the vote (6 voting in favour, 0 against and 1 abstention):-

**Resolved - that permission be granted subject to the conditions and advices listed in the report.**

**Colston Girls' School, Cheltenham Road, Bristol BS6 5RD  
Erection of 1 no. single and 1 no. double temporary classroom units,  
providing 3 no. classrooms and ancillary facilities in relation to existing  
and proposed Dolphin Primary School, for a temporary period during  
completion of the proposed new school (application ref: 13/05209/F).  
Construction of surfaced path linking site to main school  
Application no. 14/01031/F (Ashley Ward)**

The committee received a presentation of the application including details of the existing car park accessed from Station Road and photographs of the residential properties to the north of the site and industrial buildings to the west.

The key issues set out in detail in the officer report were summarised as follows:-

- the proposal for additional classroom provision on a temporary basis was acceptable in principle and would make better use of the site.
- Local residents had been consulted by letter, and 3 site notices erected in the area.
- The scheme (additional term time classrooms) would not impact detrimentally on the Montpelier Conservation Area.
- It was recommended that a school travel plan should be approved prior to occupation of the buildings.

- A new footpath would link and provide access to the classrooms from the existing school.
- Subject to conditions, the scheme was considered acceptable by the Pollution Control team.

It was moved by Councillor Eddy, seconded by Councillor Quartley and on being put to the vote (6 voting in favour, 0 against, 1 abstention and *(Councillor Radice not participating in the vote)*:-

**Resolved - that that permission be granted subject to the conditions and advices listed in the report.**

**(2) Land to the rear of 45 and 47 Radnor Road  
Erection of a detached dwelling with access from Willoughby Road.  
Application no. 14/00568/F (Bishopston Ward)**

Members received a presentation of the application, including the proposed site layout, aerial views of the site and views from the gardens of nos. 45 and 47 Radnor Road.

The key issues set out in detail in the officer report were summarised as follows:-

- 15 objections were received in response to consultation.
- The proposal was acceptable in principle and a 2 bed house would add to the mix of the area.
- The proposed design was modest and density high, but in keeping with the surrounding area.
- The scheme would not compromise existing levels of amenity and included one off-street parking space.
- Solar PV panels would be added to the roof.

The application was generally well received by members of the committee. Officers confirmed that the application to replace the grey coating on the aluminium windows to white.

It was then moved by Councillor Eddy, seconded by Councillor Holland and on being put to the vote, unanimously:-

**Resolved - that that permission be granted subject to the conditions and advices listed in the report.**

**(3) Land to rear of 16 and 18 Staple Hill Road  
Erection of detached single storey dwelling house  
Application no. 14/00339/F (Frome Vale Ward)**

Members received a presentation of the application, including the site plan and details of the conservation area boundary and surrounding area. The key issues set out in detail in the officer report were summarised and noted by the committee. It was confirmed that the site was within the conservation area boundary.

Discussion followed and the proposal was generally well received by the committee. However, the point was made that the intention to block pave 100 square metres of the garden was a poor use of this area. The applicant's representative confirmed that the applicant would be agreeable to a condition that varied the treatment of the hard surface to reduce the block paving and create more green. Officers advised that this objective could be achieved by the existing condition requiring submission and approval of a hard and soft landscape scheme.

In conclusion, it was moved by Councillor Eddy, seconded by Councillor Martin and on being put to the vote ( 7 voting in favour and 1 abstention):-

**Resolved – that permission be granted subject to the conditions and advices listed in the report.**

The committee extended its thanks to Colin Smith for his work as Chair of the committee during 2013/14.

(The meeting ended at 4.15pm )

Chair