



Agenda Item No: 3

Bristol City Council Minutes of Development Control Committee A (AGM)

Wednesday 18th June 2014 at 2 pm

Members:-

(A) De-notes absence (P) De-notes present

| Labour | Liberal Democrat | Conservative | Green |
|---|---|--|---------------------------|
| Councillor Breckels (A) Councillor Khan (P) Councillor Milestone (A) Councillor Pearce (A) Councillor C Smith (P) | Councillor Hance (P) Councillor Woodman (P) Councillor Wright (P) | Councillor Eddy (P) Councillor Lucas (P) Councillor Quartley (P) | Councillor Telford (P) |

1. Election of Chair

Nominations received - Councillor Woodman.

Councillor Woodman was duly elected as Chair of Development Control Committee (A) for 2014/15.

2. Election of Vice Chair

Nominations received - Councillor Telford.

Councillor Telford was duly elected as Vice Chair of Development Control Committee (A) for 2014/15.

3. Apologies for absence

Apologies were received from Councillor Breckels, Milestone and Pearce.

Councillor Pearce was substituted by Councillor Mead.

Councillor Lucas gave apologies for having to leave the meeting for an hour but confirmed that he would return. Also confirmed he would not take part in the decision process for all or part absences on any particular planning application.

4. Membership of the Committee

That the membership for the 2014/15 Municipal Year be noted as follows:-

| | | | |
|---|---|--|--------------------|
| Councillor Breckels Councillor Khan Councillor Milestone Councillor Pearce Councillor C Smith | Councillor Hance Councillor Woodman Councillor Wright | Councillor Eddy Councillor Lucas Councillor Quartley | Councillor Telford |
|---|---|--|--------------------|

A minor change to the membership had been made after the agenda papers had been published, namely that Councillor Khan had replaced Councillor Hickman.

5. Declarations of interest

Councillor Telford confirmed that with respect to item 12 (4) Application 13/05815/F he was a resident of Saxon Road and had attended 'Greenspace' meetings. Councillor Telford also confirmed that he retained an open mind in respect of the application and would take part in the debate and vote on this item.

Councillor Woodman confirmed with respect to item 12 (3) Application 13/03492/F that he had opposed this proposal previously but confirmed he had an open mind regarding the current application.

With regard to item 12 (6) Application 13/05441/F and for clarity all members of the Committee confirmed that they were not shareholders of the Bristol Community Ferry Company.

6. Terms of reference

That the Terms of Reference as determined by Annual Council on 10 June 2014 be noted.

7. Dates and times of future meetings as agreed by the Committee

| 2014 | 2015 |
|------------------|-----------------|
| 30 July 6pm | 14 January 6pm |
| 10 September 2pm | 25 February 2pm |
| 22 October 6pm | 8 April 6pm |
| 3 December 2pm | - |

The Committee were advised that the dates might be subject to review/change during the 2014/15 municipal year.

8. Minutes

Resolved - that the Minutes of the following Development Control Committee meetings held in 2013/14 –

- (i) DC Enterprise Zone – 20 June 2013;
- (ii) DC North Committee – 23 April 2014;
- (iii) DC South & East Committee – 7 May 2014;

(iv) DC Central Committee – 14 May 2014;

be approved as a correct record and signed by the Chair.

9. Appeals

The Committee considered a report of the Service Director, Planning and Place (agenda item no. 9) noting appeals lodged, imminent public inquiries and appeals awaiting decision.

Updates

Items 6-9 - all dismissed reasons to be reported to future committee meeting. Steer sought from Committee about future applications on that site whether they should come to Committee or not. Committee agreed that if for approval yes and if for refusal no as these could be dealt with under delegated authority;

Item 36 – dismissed and windows would now be replaced as appropriate;

Item 38 – appeal allowed and permission granted, costs not applied for;

Item 47 – dismissed and permission refused, costs applied for but not awarded;

Item 48 – appeal allowed and permission granted, costs applied for but not awarded.

Resolved - that the report be noted.

10. Enforcement

The Committee considered a report of the Service Director, Planning and Place (agenda item no. 10) noting any enforcement notices.

Resolved - that the report be noted.

11. Public forum

Members of the Committee had received the public forum statements in advance of the meeting.

The Statements were heard before the application they related to and were taken into consideration by the Committee when reaching a decision. *(A copy of the public forum statements are held on public record in the Minute Book).*

12. Planning and development

The Committee considered a report of the Service Director, Planning and Place (agenda item no. 12) considering the following matters:-

**(1) 14/00639/F and 14/00640/LA - former Whiteladies Road Cinema 44
Whiteladies Road Bristol BS8 2NH (Clifton east ward)**

Alterations and extension to allow partial conversion of existing building to form 5 No additional flats and alterations and improvements to existing flat and 3 screen cinema including a new disabled access door and lift for cinema.

The Service Director Planning & Place representative gave a detailed presentation on the application and drew Members attention to the Amendment Sheet circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web site).

The Committee were informed that since the amendment sheet was produced a further ten letters of support, two objections and two general comments had been received.

The Committee was advised that this application had addressed a number of issues that had been the cause of previous objection and as noted by the Inspector in the 2013 appeal decision. The Committee was then advised that whilst less than significant harm was still caused to the building, the harm was considered to have been minimised and that it had been demonstrated that this harm was justified in order to realise the optimum viable use of the building as a cinema.

The Committee then debated the application having full regard to the points raised during the public forum session.

Committee members were mindful of and welcomed the high level of local consultation that had taken place and that a number of previous concerns had been considered and addressed satisfactorily.

The Committee was very supportive of the concept which would bring an iconic building back into mainstream use and satisfy local demand for a cinema in this setting.

It was moved and seconded that the recommendations for applications 14/00639/F and 14/00640/LA be approved.

On being put to the vote it was unanimously –

Resolved - that permission be granted for applications 14/00639/F and 14/00640/LA subject to the conditions and advices listed in the report.

**(2) 14/00649/F - Social Services Site (formerly Avonvale Primary School)
Avonvale Road Bristol BS5 9RH (Easton ward)**

Demolition of existing buildings, retention of western building for one year as a temporary home for the reception classes of the new school and subsequent demolition. Erection of new 2FE Primary school and associated external

works. New service access to Avonvale Road and associated highway improvements.

(Councillor Lucas did not take part in this application due to absence)

The Service Director Planning & Place representative gave a detailed presentation on the application and drew Members attention to the Amendment Sheet circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web site).

The Committee was informed that since the amendment sheet was produced a further for letters objection had been received. This meant that a total of 20 objections and 11 expressions of support had been received.

Having full regard to the comments made in the public forum session the Committee acknowledged the difficult dilemma regarding the paramount need for a new primary school in this location and the consequent demolition of buildings which contributed significantly to the character and appearance of the surrounding area. It was noted that the buildings were not protected from demolition as they were not listed or within a conservation area.

Members also expressed concern about the lack of information regarding alternative options that might have been possible in the consideration of this application.

After a considered debate it was moved and seconded that the application be approved.

On being put to the vote there were seven in favour, none against and two abstentions.

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

**(3) 13/03492/F - 3-8 Redcliffe Parade West Bristol BS1 6SP (Cabot ward)
Conversion to provide 6 No 5-bed houses; demolition of modern office;
construction of 5 No 4-bed mews houses; 1 No 3-bed mews house and 2 No 1
bed flats over ground floor parking (Barossa Place); removal of all hard
surfacing and creation of private house gardens (Major application).**

**13/03495/LA - 3-8 Redcliffe Parade West Bristol BS1 6SP (Cabot ward)
Works to listed buildings to facilitate the proposed redevelopment of the site
which includes the conversion to provide 6 no. 5 bed houses; demolition of
modern office; construction of 4no. 4 bed mews houses; 1no. 3 bed mews
house and 3no. 2 bed flats over ground floor parking (Barossa Place); removal
of all hard surfacing and creation of provide house gardens.**

The Service Director Planning & Place representative gave a detailed presentation on the application and drew Members attention to the Amendment Sheet circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web

site).

(Councillor Lucas did not take part in this application due to absence)

The Committee expressed its support for the revised development proposals.

On being put to the vote it was unanimously -

Resolved - that permission be granted for applications 13/03492/F & 13/03495/LA subject to the conditions and advices listed in the report.

(4) 13/05815/F - Land Adjacent To Scrapyard between Saxon Road & New Gatton Road Bristol (Ashley ward)

Development of land as a containerised self-storage facility (Use Class B8). (Major application)

(Councillor Lucas did not take part in this application due to absence)

The Service Director Planning & Place representative gave a detailed presentation on the application and drew Members attention to the Amendment Sheet circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web site).

Having full regard to the differing views and comments made during the public forum session the Committee reflected the dichotomy of views that had been expressed. Some members felt that this was inappropriate development and others that the proposal was acceptable having regard to planning regulations and that appropriate conditions had been included to mitigate the negative aspects of the proposal.

As a consensus could not be reached it was moved and seconded that the application be refused on the grounds that the proposal would radically increase traffic movements, impact the amenity of the local area, create noise and adverse lighting at night, not appropriate for a residential area and concern regarding the objection made by the Health and Safety Executive.

On being put the vote there were four in favour, four against and one abstention.

The Chair exercised his casting vote against the motion and therefore the motion was lost.

It was then moved and seconded that the application be approved as set out in the report recommendations and subject to referral to the Health and Safety Executive.

On being put to the vote there were four in favour, four against and one abstention.

The Chair exercised his casting vote for the motion and therefore the motion was carried.

Resolved - that permission be granted subject to the conditions and advices listed in the report and subject to referral to the Health and Safety Executive.

(Councillors Eddy and Khan left the meeting at this point)

(5) 13/05801/F - Land and Buildings lying to the South-East of 58 Greville Road Bristol (Southville ward)

Change of use from light industrial warehouse to residential. Residential 3 Storey development consisting of 5 no. self-contained dwelling houses with on-site parking.

The Service Director Planning & Place representative gave a detailed presentation on the application.

The Committee expressed its support for development proposals.

On being put to the vote it was unanimously -

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

(6) 13/05441/F - Porto Quay Narrow Quay Bristol BS1 6UN (Cabot ward)

Proposed use of moored barge for servicing ferryboat business including ancillary works to quay.

13/05446/LA - Porto Quay Narrow Quay Bristol BS1 6UN (Cabot ward)

Minor alterations to quayside railings and installation of mooring bollards in association with application for proposed use of moored barge for servicing ferryboat business.

The Service Director Planning & Place representative gave a detailed presentation on the application and drew Members attention to the Amendment Sheet circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web site).

The Committee noted the comments made during the public forum session in particular that the views expressed in the applicant's statement. Members also expressed their support to finding a timely resolution to the issues outstanding.

It was moved and seconded that the application be refused 13/05441/F for the reasons set out in the report.

On being put to the vote there were there were seven for and one abstention.

It was moved and seconded that application 13/05446/LA be granted.

On being put to the vote there was unanimous support.

- Resolved -**
- (i) that permission for application 13/05441/F be refused for the reasons set out in the report;**
 - (ii) that permission for application 13/05446/LA be granted subject to the conditions and advices listed in the report.**

(7) 14/01183/F - 441 Stapleton Road Easton Bristol BS5 6NA (Easton ward)

Proposed change of ground floor retail use (Use Class A1) to a restaurant & takeaway (Use Class A3/A5)

The Committee had received notification from the applicant requesting a deferral of the application for personal reasons.

- Resolved -**
- that the application be deferred and considered by the next meeting of the Development Control Committee B.**

(The meeting ended at 5.50 pm)

CHAIR