



Development Control Committee A

Date of meeting: 3 December 2014

Time: 2.30 pm

Place: Brunel House St Georges Road Bristol BS1 5UY

Labour

Councillor Breckels
Councillor Khan
Councillor Milestone
Councillor Pearce
Councillor Smith

Liberal Democrat

Councillor Hance
Councillor Woodman
Councillor Wright

Conservative

Councillor Eddy
Councillor Lucas
Councillor Quartley

Green

Councillor Telford

If you have any questions about this agenda, please contact the officers shown below:-

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Produced by the Democratic Services:

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Public Information Sheet

The attention of the public is drawn to the sheet at the back of the agenda giving information on the emergency evacuation procedures, attending meetings and inspecting reports and background papers.

Agenda

1. Apologies for absence and substitutions

2. Declarations of interest

- to receive and note any relevant declarations of interest by Members of the Committee.

3. Minutes of previous Development Control Committee A

- 5 November 2014, to agree as a correct record.

4. Appeals

- to note appeals lodged, imminent public inquiries, and appeals awaiting decision.

5. Enforcement

- to note recent enforcement notices.

6. Public forum

Any member of the public or councillor may participate in Public Forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Please note that the following deadlines will apply in relation to this meeting:

Questions:

Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received at the latest by **5pm on 27 November 2014.**

Petitions and statements:

Petitions and statements must be received by noon on the working day prior to the meeting. For this meeting, this means that your submission must be received at the latest by **12.00 noon on 2 December 2014.**

The notice should be addressed to the Service Director, Legal Services, c/o The Democratic Services Team, Brunel House St Georges Road Bristol BS1 5UY or email - democratic.services@bristol.gov.uk

7. Planning and Development

- to consider the following applications for Development Control Committee A

* The plans and drawings appended to the reports are for illustrative purposes only. The application drawings are those described in the conditions and advices applied to individual applications.

(Report of the Service Director Planning and Place)

Planning Applications

Item	Ward	Officer Recommendation	Application No/Address/Description
1	Lawrence Hill	Grant subject to Legal Agreement	14/04758/F - Site ND5 3 Glass Wharf Bristol BS2 0EL Seven storey Class B1 office building over ground floor (Classes A1, A3 and B1 uses) with semi-basement car parking, rooftop plant, and ancillary soft and hard landscaping. (Major application).
2	Southville	Grant	14/04262/FB - New Cut New Bridge Coronation Road/Cumberland Road Bristol New bridge to be constructed over River Avon New Cut, immediately opposite Camden Road, Southville.
3	Bishopston	Grant	14/00899/F - 43 Nevil Road Bristol BS7 9EG Conversion of existing doctors surgery into 5 residential apartments along with associated extensions and modifications.
4	Easton	Grant subject to Legal Agreement	13/04748/F - land to rear of Redfield Leisure Centre 163A Church Road Redfield Bristol BS5 9LA Remove existing 5-A-side astro pitch to allow for 10 No 3-bedroom terrace dwellings with associated private parking and allocated private front and rear gardens.
5	Windmill Hill	Grant	14/02598/F - land to rear of 11 Eldon Terrace Bristol BS3 4NZ Proposed demolition of existing workshop and the erection of 2 no. 3-bedroom properties.
6	South Gloucestershire	Other	14/03677/K - land east of Coldharbour Lane Stoke Gifford Bristol South Gloucestershire BS16 1UX Request for comment on application in adjoining authority for the development on 14.8 hectares of land seeking outline permission for the erection of up to 550 no. dwellings with associated infrastructure to include full permission for Phase I of development, consisting of the erection of 282 no. dwellings

Item	Ward	Officer Recommendation	Application No/Address/Description
			(of the 550 no. total), 250m2 of Retail and/or Community Meeting Space (mixed Class A1 Retail / Class D2 Assembly and Leisure), site access/spine road, car parking, open space, landscaping and drainage
7	South Gloucestershire	Other	14/00851/K - land at Cribbs Causeway Almondsbury Bristol South Request for comments on an application submitted to an adjoining authority: Mixed use development of 51.49 hectares of land comprising: up to 1,000 new dwellings (Use Class C3); a 36-bed Extra Care Home (Use Class C2); a mixed use local centre including a food store up to 2000 sq.m. gross floor area (Use Classes A1, A2, A3, A4, A5, B1, D1, D2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Outline application

Local Government (Access to Information) Act 1985:-

The following Background Papers are specified for all the items contained within this report:

The application plans, forms and supporting documents from the applicant or agent.

Public Information Sheet

Inspection of Papers - Local Government (Access to Information) Act 1985

You can find papers for all our meetings on our website at www.bristol.gov.uk

You can also inspect papers at either the Brunel House Reception or at our Record Office, "B" Bond Warehouse, Smeaton Road, Bristol, BS1 6XN; e-mail bro@bristol.gov.uk; telephone 0117 92 24236.

Other formats and languages and assistance For those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Committee rooms are fitted with infra-red induction loops to assist people with hearing impairment. These can be used with either a neck loop (for hearing aid users) or with a headset. The Democratic Services Officer will be able to provide you with these. Hearing aid users need to switch the hearing aid to the "T" position.

Public Forum

Members of the public may make a written statement or present a petition to most meetings, provided that:

- the statement, or in the case of a petition the subject matter, is received by Democratic Services no later than **12.00 noon on the working day before the meeting** and
- the statement or petition is about a matter which is the responsibility of the committee concerned.

Statements and the subject matter of petitions should be e-mailed to democratic.services@bristol.gov.uk or sent to Bristol City Council, Democratic Services Section, Brunel House St Georges Road Bristol BS1 5UY, or faxed to 0117 92 22146.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, only the first sheet will be copied to Members of Council and made available at the Meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded in the papers circulated to the committee. This information will also be made available at the meeting to which it relates and placed in the official minute book as a public record.

We will try to remove personal information such as contact details. However,

because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement contains information that you would prefer not to be in the public domain. Public Forum statements will not be posted on the Council's website. Other committee papers may be placed on the Council's website and information in them may be searchable on the internet.

Process during the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions before the meeting.
- You do not have to speak or even attend the meeting at which your public forum submission is being taken. However, if you do not present it, then it will **not be read out**. It will nevertheless be noted by Members.

Register of Interests

The Register of Interests for Members is available on our website at www.bristol.gov.uk

If you wish to view the Register of Interest of any Co-optee please contact the Democratic Services Officer.

Webcasting/Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items) and the footage will be available for 2 years. If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting. (Oral commentary is not permitted during the meeting as it would be disruptive) Members of the public should therefore be aware that they may be filmed by others attending and that is not within the Council's control.