



Bristol City Council

Minutes of Development Control Committee A

Wednesday 25 February 2015 at 2 pm

Members:-

(A) Denotes absence (P) Denotes present

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

1. Apologies for absence

Apologies were received from Councillor Breckels (substitute Councillor Mead) and Councillor Quartley (substitute Councillor Windows).

2. Declarations of interest

Agenda Item 7 (6) Ground Floor, Vintry House – Councillor Telford stated that he had signed a petition in relation to this application and would not participate in it.

Agenda Item 7 (6) Ground Floor, Vintry House – Councillor Woodman stated that he had expressed views concerning this application and would absent himself whilst it was considered by the Committee.

3. Minutes

Resolved - that the Minutes of the Development Control Committee A meeting on the 14 January 2015 be approved as a correct record and signed by the Chair.

4. Appeals

The Committee considered a report of the Service Director, Planning (agenda item no. 4) noting appeals lodged, imminent public inquiries and appeals awaiting decision.

Resolved - that the report be noted.

5. Enforcement

The Committee considered a report of the Service Director, Planning (agenda item no. 5) noting any enforcement notices.

Resolved - that the report be noted.

6. Public forum

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

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

7. Planning and development

The Committee considered a report of the Service Director, Planning (agenda item no. 7) considering the following matter(s) :-

**(1) 14/05230/F - 29 Seymour Road Bishopston Bristol BS7 9HS
Erection of 3 no. 3-bedroom dwellings with associated vehicular and pedestrian access from Seymour Road; refuse storage; car parking; provision of private gardens and new landscaping and associated works.**

(Councillor Windows arrived during this item but did not participate in it.)

The Planning Case Officer gave a detailed presentation on the application.

Attention was also drawn to the Amendment Sheet, a copy of which is contained in the Minute Book.

Members were reminded that the recommendation is to grant the application.

The Committee having considered all the relevant facts derived from the report and the public forum session debated the Application proposal and the following points were clarified/made –

- Materials and visuals are attractive, the owner has made lots of design change but it would be preferable if the houses were smaller
- Although there was no scale bar specified on the plans submitted they were to a recognised scale and a scale rule was used to ensure accuracy of them

- The window to window relationship is acceptable
- Attention was drawn to Policy DM21 relating to the development of private gardens
- Concerns were expressed about in fill developments and car parking
- The boundary wall is of historical importance but is not listed or protected
- It was confirmed that most of the conditions suggested by Councillor Radice in her Public Forum Statement were included
- A condition has been included in relation to parking and turning
- A refusal is unlikely to be upheld at an appeal
- There is no standard concerning relating to refusal of a garden development in relation to overdevelopment
- This development is considered to be appropriate

Colin Smith moved the recommendation. Councillor Eddy seconded the motion.

On being put to the vote, it was

**Resolved - (voting 5 for, 4 against, 2 abstentions)
that the application be approved in line with Officer recommendation and as set out in the Amendment Sheet.**

**(2) 14/05616/F - 28 Radnor Road Bishopston Bristol BS7 8QY
Sub-division of an existing dwelling to create a total of 4 new units (3 no. one bedroom flats and 1 no. two bedroom duplex) and erection of a side extension.**

The Planning Case Officer gave a detailed presentation on the application.

Attention was also drawn to the Amendment Sheet, a copy of which is contained in the Minute Book.

Members were reminded that the recommendation is to grant the application.

The Committee having considered all the relevant facts derived from the report and the public forum session debated the Application proposal and the following points were clarified/made –

- Concerns were raised about density, parking, waste storage and the lack of an aerial photograph of the site
- The development would improve a derelict building, provide benefits from the scheme and improve the street scene; the footprint would not be increased
- No valid planning reasons to refuse the application
- The Chair summed up the arguments for and against the application, commenting that whilst this was a finely balanced judgement the identified harm was not sufficient to outweigh the benefits of the proposals.

Councillor Pearce moved that a decision on the application be deferred pending the provision of additional information including an aerial view to provide a better idea of the context of the application.

Councillor Telford seconded this motion.

On being put to the vote it was Lost (Voting 4 for, 6 against, 2 abstentions).

Colin Smith moved the recommendation. Councillor Lucas seconded the motion.

On being put to the vote, it was

**Resolved - (voting 6 for, 3 against, 3 abstentions)
that the application be approved in line with Officer recommendation and as set out in the Amendment Sheet.**

(Councillor Khan left the Meeting at the end of this item.)

**(3) 14/05713/F - Penmaen Alexandra Park Redland Bristol BS6 6QB
Proposed subdivision of existing HMO into 2no. C4 use HMOs (1 no. 5 bed
and 1 no. 6 bed), rear extension and associated external works.**

The Planning Case Officer gave a detailed presentation on the application. Some inaccurate figures in the report were verbally corrected by the case officer.

Attention was also drawn to the Amendment Sheet, a copy of which is contained in the Minute Book.

Members were reminded that the recommendation is to grant the application.

The Committee having considered all the relevant facts derived from the report and the public forum session debated the Application proposal and the following points were clarified/made –

- The creation of additional HMO's causes problems for residents and the Council shouldn't approve the applications; there grounds to refuse this application under Policies DM2 and BCS14
- There were concerns about residents' amenity and the cumulative impact of HMOs.
- Concerns were raised about whether a refusal would be upheld at an appeal, but some Members felt that there was a case to be argued
- The impact in a Conservation Area was noted
- Concerns were raised about additional noise that would result from the development

Councillor Woodman moved that the application be refused on the grounds that it is contrary to policy DM2 – Cumulative impact of HMO's in this area/impact upon residential amenity and contrary to BCS14 – regarding sustainability (renewable technologies).

Councillor Mead seconded this motion.

On a vote it was also agreed that the impact of design of the extension upon the character and appearance of a Conservation Area be included in the reasons for refusal.

On being put to the vote, it was

**Resolved – (voting 10 for, 1 against)
that the application be refused for the following reasons - it is contrary to policy DM2 – Cumulative impact of HMO's in this area/impact upon residential amenity, it is contrary to BCS14 – regarding sustainability (renewable technologies) and the impact of design of the extension upon the character and appearance of a Conservation Area.**

**(4) 14/04161/F - Kingsmarsh House Lawrence Hill Bristol
Demolition of existing garages, construction of 12 no two storey houses and 1 no flat over garage. Conversion of 3 no garages into buggy store and recycling centre. Landscape improvements, new car parking, external works and new cycle path spur. (Major)**

The Planning Case Officer gave a detailed presentation on the application.

Attention was also drawn to the Amendment Sheet, a copy of which is contained in the Minute Book.

Members were reminded that the recommendation is to grant the application.

The Committee considered all the relevant facts derived from the report and the public forum session debated the Application proposal. Members agreed that this was the right sort of Council housing project that they needed to see more of and they supported the approach taken on this application.

Following this, Councillor Lucas moved the recommendation. Councillor Wright seconded the motion.

On being put to the vote, it was

Resolved - (voting 11 for, 0 against)
that the application be approved in line with Officer recommendation and as set out in the Amendment Sheet.

(5) 14/05542/F - 247 - 249 North Street Bedminster Bristol BS3 1JN
External alterations to shopfront, external seating area and demolition of existing rear garage.

14/05543/A - A V Bristol Ltd 247 - 249 North Street Bedminster Bristol BS3 1JN
Down-lit fascia signage and non-illuminated hanging sign.

The Case Planning Officer gave a detailed presentation on the application.

Members were reminded that the recommendation is to grant the application.

The Committee considered all the relevant facts derived from the report and the public forum session debated the Application proposal.

Following this, Councillor Eddy moved the recommendation. Councillor Mead seconded the motion.

On being put to the vote, it was

Resolved - (voting 10 for, 0 against, 1 abstention)
that both the applications be approved in line with Officer recommendation.

(6) 14/05084/F - Ground Floor Vintry House Wine Street Bristol BS1 2BD

Change of use from betting office (Use Class A2) to mixed Class A1/A3 coffee shop (Sui generis) and alterations to the existing shopfront.

(Councillors Telford did not participate the next item and Councillor Woodman left the Meeting for the duration of the item.)

Colin Smith was elected Chair for the item.

The Case Planning Officer gave a detailed presentation on the application.

Members were reminded that the recommendation is to grant the application.

The Committee considered all the relevant facts derived from the report and the public forum session debated the Application proposal. The following points were made:

- Whilst the views expressed by objectors were understood there were no valid planning reasons to reject this application.
- Policy BCAPP44 regarding support for independent retailers in the Old City provided a small hook for a refusal, but it was questionable whether this was strong enough to sustain a refusal given the other material considerations.
- The proposed occupier would probably provide more competition for other nearby chains rather than independent outlets.

Following this, Councillor Lucas moved the recommendation. Councillor Eddy seconded the motion.

On being put to the vote, it was

Resolved - (voting 7 for, 2 against)

that the application be approved in line with Officer recommendation.

(The meeting ended at 5.50 pm)

CHAIR