

Development Control Committee A

ANNUAL GENERAL MEETING



Date: 3 June 2015

Time: 2 pm

Venue: The Passenger Shed, Station Approach
Temple Meads, Bristol BS1 6QH

Labour

Councillor Holland
Councillor Phipps
Councillor Khan
Councillor Pearce
Councillor Shah

Liberal Democrat

Councillor Davies
Councillor Wright

Conservative

Councillor Abraham
Councillor Budd
Councillor Lucas

Green

Councillor Fodor
Councillor McMullen

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

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Agenda



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.

1. Election of Chair – Municipal Year 2015/16

To receive nominations for Chair

2. Election of Vice-Chair – Municipal Year 2015/16

To receive nominations for Vice-Chair

3. Membership of the Committee – Municipal Year 2015/16

Committee to note

4. Apologies for absence and substitutions

5. Declarations of interest

To receive and note any relevant declarations of interest by Members of the Committee

6. Terms of Reference

To note the Committee's Terms of Reference as determined by Annual Council on 26 May 2015 and attached as Appendix 1 to the Agenda.

7. Times and dates of future meetings

(i) to note the following dates of the Development Control Committee A meetings scheduled for 2015/16;

(ii) to agree the commencement times for the meetings:-

2015	2016
15 July @ 6 pm	13 January @ 6 pm
26 August @ 2 pm	24 February @ 2 pm
7 October @ 6 pm	6 April @ 6 pm
18 November @ 2 pm	-

8. Minutes of Development Control Committee A

To agree as a correct record - 8th April 2015 for signature by the Chair



9. Appeals

To note appeals lodged, imminent public inquiries, and appeals awaiting decision

10. Enforcement

To note recent enforcement notices

11. 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 three 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 28 May 2015.

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 June 2015.

The statement 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

12. Planning and Development

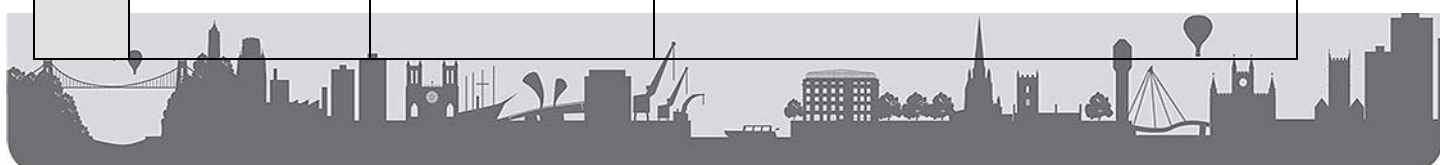
To consider the following applications for Development Control Committee A:-

* 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

Planning Applications

Item	Ward	Officer Recommendation	Application No/Address/Description
1	Stoke Bishop	Grant	14/05709/F - Land Located Between Nos. 5 & 11 Bramble Drive Sneyd Park Bristol BS9 1RE Construction of 5 no. detached houses with integral garages and private gardens.
2	Westbury-on-Trym	Grant	14/06047/F - Katherine House Rest Home Cote House Lane Bristol BS9 3UW Erection of single storey detached building to accommodate self-contained 8 bed dementia unit for the elderly in the grounds of existing care home.



3	Redland	Grant	14/05476/F - 3 Tyne Road Bristol BS7 8EE Demolition of garage and construction of two storey single dwelling house.
4	N/A	Other	14/05445/K - Former Filton Airfield Filton South Gloucestershire Mixed use development on 143.13 hectares of land comprising: residential development for up to 2,675 dwellings and apartments (comprising 2,635 x Use Class C3 and 40 x Live Work Units - Sui Generis); up to 24ha of stand-alone employment land (comprising up to 17ha Use Class B1a and up to 7ha Use Class B1b/c, B2 and B8); Retail/Food and Drink facilities in Employment Hub up to 900sqm (Use Class A1/A3/A4); 120 Bed Hotel up to 3,800 sqm (Use Class C1); Rail Halt (0.45ha Use Class Sui Generis); Education provision to include a Secondary School (8.28ha) (to incorporate Built Sports Centre up to 1,550sqm Use Class D2), 2 no. Primary Schools (total 5ha) and 2 no. Children's Nurseries (total 0.8ha) (all Use Class D1); Mixed-Use Centre to comprise Community Facilities up to 3,000sqm; Dental Surgery up to 800sqm; Health Centre up to 2,100sqm (All Use Class D1); 70 Bed Extra Care Facility up to 12,500sqm (Use Class C2); Public House up to 800sqm (Use Class A4); Opticians up to 600sqm (Use Class A1/A2); Retail/Services/Food and Drink facilities up to 500sqm (Use Classes A1, A2, A3 and A5); Business Offices up to 500sqm (Use Class B1) and Retail Supermarket up to 2,787sqm gross (Use Class A1); together with; supporting infrastructure and facilities including demolition, ground works and remediation, highways, utilities, landscaping, sustainable urban drainage system, wildlife water basins and public open space. Outline application including access, with all other matters reserved.

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.



Appendix 1

DEVELOPMENT CONTROL COMMITTEES

Terms of Reference

Arrangements

There are 2 Development Control Committees:

- **Development Control Committee “A”**
- **Development Control Committee “B”**

Each Development Control Committee shall have full authority to deal with all development control matters reserved to a Development Control Committee by virtue of this constitution.

Functions

Full Council has delegated to the Development Control Committees all functions relating to town & country planning and development control as specified in Regulation 2 and Schedule 1 to the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) under the following provisions and any related secondary legislation:

1. Power to determine application for planning permission (section 70(1)(a) and (b) and 72 of the Town & Country Planning Act 1990 (c.8)).
2. Power to determine applications to develop land without compliance with conditions previously attached (section 73 of the Town & Country Planning Act 1990).
3. Power to grant planning permission for development already carried out (section 73(A) of the Town & Country Planning Act 1990).
4. Power to decline to determine application for planning permission (section 70A of the Town & Country Planning Act 1990).
5. Duties relating to the making of determinations of planning applications (Sections 69, 76 and 92) of the Town & Country Planning Act 1990 and Articles 8, 10 to 13, 15 to 22 and 25, and 26 of the Town & Country Planning (General Development Procedure Order 1995) (S.I. 1995/419 and directions made thereunder).
6. Power to determine application for planning permission made by a local authority, alone, or jointly with another person (section 316 of the Town & Country Planning Act 1990 and the Town & Country Planning General Regulations 1992 (S.I. 1992/1492)).
7. Power to make determinations, give approvals and agree certain other matters relating to the exercise of permitted development rights (Parts 6, 7, 11, 17, 19, 20, 21 to 24, 26, 30 and 31 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995).
8. Power to enter into agreement regulating development or use of land (Section 106 of the Town and Country Planning Act 1990).



9. Power to issue a certificate of existing or proposed lawful use or development (Section 191(4) and 192(2) of the Town and Country Planning Act 1990).
10. Power to serve a completion notice (Section 94(2) of the Town and Country Planning Act 1990).
11. Power to grant consent for the display of advertisements (Section 220 of the Town and Country Planning Act 1990 and the Town and Country Planning (Control of Advertisements) Regulations 1992).
12. Power to authorise entry onto land (Section 196A of the Town and Country Planning Act 1990).
13. Power to require the discontinuance of a use of land (Section 102 of the Town and Country Planning Act 1990).
14. Power to serve a planning contravention notice, breach of condition notice or stop notice (Sections 171C, 187A and 183(1) of the Town and Country Planning Act 1990).
15. Power to issue a temporary stop notice (Section 171 of the Town and Country Planning Act 1990).
16. Power to issue an enforcement notice (Section 172 of the Town and Country Planning Act 1990).
17. Power to apply for an injunction restraining a breach of planning control (Section 187B of the Town and Country Planning Act 1990).
18. Power to determine applications for hazardous substances consent, and related powers (Sections 9(1) and 10 of the Planning (Hazardous Substances) Act 1990 (c.10)).
19. Duty to determine conditions of which old mining permissions, relevant planning permissions relating to dormant sites or active Phase I or II sites or mineral permissions relating to mining sites, as the case may be, are to be subject (paragraph 2(6)(a) of Schedule 2 of the Planning and Compensation Act 1991, paragraph 9(6) of the Schedule 13 of the Environment Act 1995 (c.25) and paragraph 6(5) of Schedule 14 to that Act).
20. Power to require proper maintenance of land (section 215(1) of the Town and Country Planning Act 1990).
21. Power to determine application for listed building consent, and related powers (sections 16(1) and (2), 17 and 33(1) of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990 (c.9).
22. Power to determine applications for conservation area consent (section 16(1) of the Planning (Listed Buildings and Buildings in Conservation Areas Act 1990, as applied by section 74(3) of that Act.)
23. Duties relating to applications for listed building consent and conservation area consent (sections 13(1) and 14(1) and (4) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and regs 3 to 6 and 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 S.I. 1990/1519) and paragraphs 8,15 and 26 of the Department of Environmental, Transport and the Regions circular 01/01).



24. Power to serve a building preservation notice, and related powers (sections 3(1) and 4(1) of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990).
25. Power to issue enforcement notice in relation to demolition of listed building in conservation area (section 47 and 48 of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990).
26. Powers to acquire a listed building in need of repair and to serve a repairs notice (section 47 and 48 of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990).
27. Power to apply for an injunction in relation to a listed building (section 44A of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990).
28. Power to execute urgent works (section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
29. Power to authorise stopping up or diversion of highway (section 247 of the Town and Country Planning Act 1990).
30. Power to authorise stopping-up or diversion of footpath, bridleway or restricted byway (section 257 of the Town and Country Planning Act 1990).
31. Power to extinguish public rights of way over land held for planning purposes (Section 258 of the Town and Country Planning Act 1990).
32. Powers relating to the protection of important hedgerows (the Hedgerows Regulations 1997 (S.I. 1997/1160)).
33. Powers relating to the preservation of trees (sections 197 to 214D of the Town and Country Planning Act 1990 and the Trees Regulations 1990 (S.I. 1999/1892)).
34. Powers relating to complaints about high hedges (Part 8 of the Anti-Social Behaviour Act 2003).
35. Power to include modifications in other orders (Section 53A of the Wildlife and Countryside Act 1981).
36. power to revoke or modify planning permission (Section 97 Town and Country Planning Act 1990)

Code of Conduct

The committee must follow the council's Code of Conduct for Councillors and Officers dealing with development control and other appropriate planning matters (in part 5 of the constitution).



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.

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

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 two 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.

