

DISCLAIMER

The attached Minutes are DRAFT. Whilst every effort has been made to ensure the accuracy of the information and statements and decisions recorded in them, their status will remain that of a draft until such time as they are confirmed as a correct record at the subsequent meeting

Agenda Item No. 3



Bristol City Council Minutes of Development Control Committee A Wednesday 3 June 2015 at 2 pm

Members:-

(A) Denotes absent (P) Denotes present

Labour	Liberal Democrat	Conservative	Green
Councillor Holland (P) Councillor Khan (P) Councillor Pearce (P) Councillor Phipps (A) Councillor Shah (A)	Councillor Cook (A) Councillor Wright (P)	Councillor Abraham (P) Councillor Budd (P) Councillor Lucas (P)	Councillor Fodor (P) Councillor McMullen (P)

1. Election of Chair

Nomination(s) received - Councillor Abraham

Councillor Abraham was duly elected as Chair of Development Control Committee (A) for 2015/16.

2. Election of Vice Chair

Nomination(s) received - Councillor Khan

Councillor Khan was duly elected as Vice Chair of Development Control Committee (A) for 2015/16

3. Apologies for absence

Apologies were received from Councillors Cook, Phipps and Shah. Councillor Mead substituted for Councillor Phipps.

Councillor Abraham also gave apologies for having to leave the meeting earlier due to a prior engagement (see note at Minute No.10). Councillor Khan (Vice Chair) chaired the remainder of the meeting.

4. Membership of the Committee

That the membership for the 2015/16 Municipal Year had changed since publication of the agenda papers and was now noted as follows:-

Councillor Holland Councillor Khan Councillor Pearce Councillor Phipps Councillor Shah	Councillor Cook Councillor Wright	Councillor Abraham Councillor Budd Councillor Lucas	Councillor Fodor Councillor McMullen
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5. Declarations of interest

None declared.

6. Terms of reference

That the Terms of Reference as determined by Annual Council on 26 May 2015 be noted.

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

2015	2016
15 July @ 6 pm	13 January @ 6 pm
2 September @ 2 pm	24 February @ 2 pm
14 October @ 6 pm	6 April @ 6 pm
18 November @ 2 pm	-

8. Minutes

Resolved - that the Minutes of the Development Control Committee A meeting on the 8 April 2015 be approved as a correct record and signed by the Chair.

9. Appeals

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

Resolved - that the report be noted.

10. Enforcement

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

Resolved - that the report be noted.

(Councillor Abraham left the meeting at this point, Councillor Khan took the Chair)

11. 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).*

12. Planning and development

The Committee considered the following reports of the Service Director, Planning (agenda item no. 12) considering the following matter(s) :-

(1) 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

The Committee noted that this item had been withdrawn from the Agenda.

(2) 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

The Committee noted that this item had been withdrawn from the Agenda.

(3) 14/05476/F - 3 Tyne Road Bristol BS7 8EE

Demolition of garage and construction of two storey single dwelling house

The Committee noted that this item had been withdrawn from the Agenda.

(4) 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

The Planning Case Officer gave a detailed presentation on the application which was being considered by South Gloucestershire Council on 4 June 2015.

The Committee was advised that the primary issues regarding this application related to transport and that Bristol City Council Transport officers had been working with their counterparts at South Gloucestershire Council to resolve these and it was felt that significant progress had been made.

A number of significant concerns however were raised by Members.

On being put to the vote it was unanimously –

Resolved - to comment as per the published report and also to make the following comments:

- 1. The Committee was concerned about the timing of South Gloucestershire Council's decision, given that Bristol City Council Members were only given the opportunity to consider these proposals on the day before South Gloucestershire Council's Committee and that a briefing for Members had not been carried out (one had been arranged for November, but this was cancelled and not re-scheduled);**
- 2. The Committee was concerned that the apparent reduction in the amount of employment floorspace proposed would be detrimental to the economy of Bristol and the wider sub-region;**
- 3. The Committee requires further reassurance that the contributions towards mitigation measures in Bristol will be properly secured at the appropriate timing through robust legal agreements;**
- 4. Bristol City Council should be fully engaged in the proposed Construction Management Plan.**

(The meeting ended at 4 pm)

CHAIR