



Bristol City Council
Minutes of Development Control Committee A
 Wednesday 14th October 2015 at 6.00 pm

Members:-

(A) Denotes absent (P) Denotes present

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

1. Apologies for absence

Apologies were received from Councillor Khan, substitute Councillor Mead; and Councillor McMullen, substitute Councillor Stafford Townsend.

2. Declarations of interest

Councillor Stafford-Townsend, referring to Agenda Item 7 (1) 14/05930/F and 14/05982/LA - Westmoreland House 104 - 106 Stokes Croft, stated that she had objected to the previous application, however this was a revised application and she was approaching it with an open mind. Councillor Wright stated that he was in an identical position and he confirmed that he was also approaching the revised application with an open mind.

3. Minutes

Resolved - that the Minutes of the Development Control Committee A meeting on the 2nd September 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.

The Representative of the Service Director, Planning reported that Item No. 12 541-551 Fishponds Road would be the subject of a Public Inquiry and that Item No. 18 Avon Gorge Hotel – this Appeal had been dismissed.

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 its decisions. (A copy of the public forum statements are held on public record in the Minute Book.)

7. Planning and development

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

(1) 14/05930/F and 14/05982/LA - Westmoreland House 104 - 106 Stokes Croft Bristol BS1 3RU Demolition of Westmoreland House and No.4 Ashley Road (Grade II listed), partial demolition, alteration and renovation of the Carriageworks building providing 1,010 sq.m. GIA of non-residential accommodation (Use Class A1/A2/A3/A4/D1/D2/B1) and 112 residential units (Use Class C3) and creation of new public realm, new communal landscaped garden areas, bio-diverse living roofs, roof gardens, disabled car parking, servicing and access.

The Planning Case Officer gave a detailed presentation on the application. He also drew attention to the Amendment Sheet.

During the debate the following points were made:

- This is a much improved application; Fifth Capital have tried to address the concerns raised and engaged with the local community including the Carriageworks Action Group (CAG)
- The affordable housing provider cannot be specified as part of the planning process but it must be a Registered Provider; concerns were raised about the level of affordable housing to be provided
- With reference to BCC's Statement of Community Involvement, engagement with the local community in relation to this application should be seen as good practice
- Officers, community groups and the developer should be congratulated on the work they have done in relation to this application
- There is a need to ensure that local stakeholders including the CAG continue to be involved in the process of discharging a number of the proposed conditions. It was agreed that this could be secured by a proposed advice note on the decision notice and, following debate, it was agreed that this should refer to the developers continuing to "consult and work with local stakeholders, including the Carriageworks Action Group (CAG), as set out in the Council's Statement of Community Involvement".

Following the debate Councillor Abraham moved the recommendations and Councillor Lucas seconded this motion.

It was

- **Resolved – (Voting 10 for, 1 against, 0 abstentions) that planning permission be granted subject to the conditions set out in the report and the Amendment Sheet, including re-worded advice note setting out that the developers shall “consult and work with local stakeholders, including the Carriageworks Action Group (CAG), as set out in the Council’s Statement of Community Involvement”.**

**(2) 14/05539/F - Brunel Ford Muller Road Bristol BS7 9ND
Construction of a new neighbourhood foodstore with associated parking**

The Planning Case Officer gave a detailed presentation on the application. He explained that additional advice had been received in relation to retail issues as a result of representations made by other retailers as follows:

- Whilst there is significant uncertainty over Sainsburys' commitment at the Memorial Stadium, Members needed to be aware that this permission was still currently valid. Both the applicants and the Council's advisor had recognised

the Sainsburys' development as a commitment for the time being and had undertaken a cumulative impact assessment that included it. Members were made aware that, whilst the Sainsburys' development is unlikely to proceed, it had been taken into account in the analysis impact in order that the local planning authority can see what the impact on Gloucester Road will be with and without the Sainsburys' store.

- The applicants had provided more up to date population and expenditure data but had not undertaken a new household survey, stating that this would not be proportionate. Whilst this was not ideal, officers considered that the evidence put forward in support of the application was adequate to form an appropriate assessment of impact.
- The representation from a competitor alleged that the applicants had not demonstrated sufficient flexibility in their sequential test. The applicant's published national store size requirements were cited. The Council's advisor has informed officers that the lower end of the store size range is applicable mainly to the Greater London area and that the information submitted by the applicant is robust and sufficient for the purposes of the sequential test. In particular, the former police station site in Lockleaze is simply too small to accommodate even the smallest standard format of the applicant's store.

The Transport Development Manager explained the highway improvements and traffic management measures that would be required as part of the scheme.

During the debate the following points were made:

- Some concerns were raised about additional traffic generation in the neighbourhood; however it was noted that the Lidl branch on Southmead Road had not led to increased traffic problems
- It was noted that there is a lot of local support for the application and that local employment will be provided
- It was noted that the arrival of Morrisons in Hartcliffe had transformed the area

Following a debate Councillor Abraham moved the recommendations and Councillor Mead seconded this motion.

It was

Resolved – (Voting 11 for, 0 against, 0 abstentions) that planning permission be granted subject to the conditions set out in the report.

**(3) 15/03760/F - The Laurels Downleaze Bristol BS9 1LT
Demolition of existing dwelling and replacement with 9 no. Apartments and other related ancillary development including landscaping and car parking.**

It was noted that this item had been withdrawn from the Agenda.

Councillor Shah left the Meeting at this point.

**(4) 15/01988/F - Malago House Bedminster Road Bristol BS3 5NP
Demolition of industrial buildings and erection of 110 dwellings with associated ancillary works.**

Councillor Budd was not present at the start of this item so did not participate in it.

The Planning Case Officer gave a detailed presentation on the application. She also drew attention the Amendment Sheet.

It was noted that a number of detailed issues still have to be resolved with the developer and this would be carried out by Officers.

Following the debate Councillor Abraham moved the recommendations and Councillor Holland seconded this motion.

It was

Resolved – (Voting 9 for, 0 against, 0 abstentions) that planning permission be granted subject to the conditions set out in the report and the Amendment Sheet.

**(5) 15/00661/X - Bristol General Hospital Guinea Street Bristol BS1 6SY
Variation of condition No. 15 attached to planning permission 13/03372/X - In order to pedestrianise Lower Guinea Street,**

The Planning Case Officer gave a detailed presentation on the application. He also drew attention to the Amendment Sheet.

The Transport Development Manager explained the concerns that they have about this application in terms of traffic generation and inconvenience to existing and future residents that would be caused by the proposed permanent closure.

The Planning Case Officer stated that although the Transport impact was noted, it was not considered strong enough to merit a recommendation of refusal of the application.

Members considered that the benefits of the scheme outweighed transport concerns and the concerns of residents who want to drive south.

Following the debate Councillor Abraham moved the recommendations and Councillor Mead seconded this motion.

It was

Resolved – (Voting 10 for, 0 against, 0 abstentions) that planning permission be granted subject to the conditions set out in the report and the Amendment Sheet.

(The meeting ended at 8.40 pm)

CHAIR