

DISCLAIMER

The attached minutes are DRAFT minutes. Whilst every effort has been made to ensure the accuracy of the information, 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.



Bristol City Council
Minutes of Development Control Committee A
 Wednesday 13th January 2016 at 6.00 pm

Members:-

(A) Denotes absent (P) Denotes present

Labour	Liberal Democrat	Conservative	Green
Councillor Holland (P) Councillor Khan (A) Councillor Means (P) Councillor Pearce (P) Councillor Phipps (P) Councillor Shah (P)	Councillor Hopkins (A) Councillor Leaman (P) Councillor Wright (A)	Councillor Abraham (P) (Chair) Councillor Budd (P) Councillor Lucas (P)	Councillor Clarke (P) Councillor McMullen (P)

1. Apologies for absence

Apologies were received from Councillor Khan (Councillor Means substituting), Councillor Wright (Councillor Leaman substituting) and Councillor Hopkins

2. Declarations of interest

None.

3. Minutes

Resolved - that the Minutes of the Development Control Committee A meeting on the 18th November 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 Service Director made the following comments:

Item 12 – Treetops Caravan Site, Oaklands Drive, Bristol BS16 1JW 0
Refurbishment of Mobile Home Park and Addition of 5 New Park Homes On The Site
– This appeal had been dismissed. The Inspector stated his view that this was an inappropriate development on the Green Belt and was an unsatisfactory site.

Items 48 and 49 – 100 Redcatch Road, Bristol BS4 2HQ – Change of Use of Building and Appeal Against An Enforcement Notice Issued by the City Council – At a Public Inquiry on 9th October 2014, the Inspector indicated that he felt Planning Permission should be granted subject to a noise Management Plan. However, he believed that there had been a breach of Planning control by the applicant and decided that their behaviour had been unreasonable. He had, therefore, awarded costs to the Council.

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.

In response to a question from Councillor Pearce, he indicated that he would provide him with information concerning whether or not the enforcement notice relating to Nibley Road related to a Licensed premises. He also indicated that he would advise Councillor Tim Leaman to confirm further details of this breach.

Resolved - that the report be noted and the Service Director advise Councillor Pearce and Councillor Leaman as indicated above.

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, including Late Statement 10A agreed by the Chair. (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) 15/0370/F - 294 to 296 Lodge Causeway, Bristol BS16 3RD – Division of Existing Retail Unit (Use Class A1) Into Retail Unit (Use Class A1) And a Licensed Restaurant (Use Classes A3)

The Planning Case Officer gave a detailed presentation on the application. In response to a member's question, the Planning Case Officer indicated that the site

was within walking distance to suitable public transport facilities and was therefore considered suitable on transport grounds. In addition, no objections had been received from the Transport Team.

It was moved by Councillor Abraham, seconded by Councillor Lucas and

Resolved (unanimously) – that planning permission and listed building consent be granted in respect of the application.

(2) 15/04646/F – 1A Ambra Vale, Bristol BS8 4RW – Proposed Change of Use of The Ground Floor Car Park and Associated Storage Area To A Student Cluster Flat (C4) Together With Associated External Alterations

The Planning Case Officer gave a presentation on the application.

During the presentation, she made the following points:

- (1) There had been 16 objections to this application;
- (2) Greater use of sustainable transport is encouraged in the local plan - therefore a car-free development on this site would be acceptable;
- (3) Officers considered the development did not provide an acceptable quality of accommodation, which is contrary to core strategy policies. The National Space Standards were also considered in the assessment but only as a guideline.

The Committee members made the following points:

- (1) The recommendations for refusal should be supported as the quality of accommodation was not good enough. It was important that the refusal should be based on appropriate Planning grounds
- (2) The accommodation was too squashed and the use inappropriate. In addition, there was only 1 toilet and shower for 4 people. However, it was incorrect to suggest that this was not a sustainable location as stated by the objectors – there were suitable public transport links and shops nearby;
- (3) There was a lack of natural daylight and the accommodation was of very poor quality;
- (4) The Committee needed to take into account any criteria for measuring accommodation if this application were to go to appeal;
- (5) The proposals for bike storage did not seem to be practical for use;
- (6) The proposed development was too cramped;
- (7) The drawings suggested that there would be 4 double beds per property ie that that there would be 8 adults per toilet and shower.

In response, the Planning Case Officer indicated that the recommended reasons for refusal by the officers included Policies BCS18 and BCS21 relating to specific residential development and the quality of urban design, as well as DM21 relating to layout and form.

In response to a question, the Service Director confirmed that the final sentence of

the applicant's statement referred to the need for making the determination in accordance with the Development Plan. Whilst the Applicant believed it was in accordance with the plan, officers did not and were therefore recommending refusal.

It was moved by Councillor Abraham, seconded by Councillor Lucas and

Resolved (unanimously) – that planning permission be refused for the following reason:

Due to the cramped layout unit, with severely limited outlook for its residents, limited opportunities for cross ventilation, and limited circulation and storage space, the proposal would fail to offer an acceptable standard of accommodation for future residents. This would result in harm to their amenity, which is contrary to BCS18 and BCS21 of the Core Strategy 2011; and DM27 and DM30 of Site Allocations and Development Management Policies 2014.

8. Date of Next Meeting

Following discussions, it was noted that the next scheduled should be re-scheduled to start an hour earlier **ie at 1pm on Wednesday 2nd March 2016 in @Bristol, Harbourside, Bristol BS1 5DB** and would consider the Arena Planning Applications.

It was also agreed that there should be an Informal Site Visit to the Arena Site **at 2pm on Wednesday 24th February 2016.**

(The meeting ended at 6.50pm)

CHAIR