



**Bristol City Council**  
**Minutes of Development Control Committee A**  
Wednesday 18<sup>th</sup> November 2015 at 2.00 pm

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**Members:-**

*(A) Denotes absent (P) Denotes present*

<b>Labour</b>	<b>Liberal Democrat</b>	<b>Conservative</b>	<b>Green</b>
Councillor Khan (P) Councillor Payne (P) Councillor Pearce (P) Councillor Phipps (P) Councillor Shah (P)	Councillor Wright (P) Vacancy	Councillor Abraham (P) (Chair) Councillor Budd (P) Councillor Lucas (P)	Councillor Fodor (P) Councillor McMullen (P)

**1. Apologies for absence**

Apologies were received from Councillor Holland (Councillor Payne substituting).

**2. Declarations of interest**

Councillor Payne declared an interest in respect of Application Number 15/04378/F - Beacon Tower, Fishponds Road, Fishponds Bristol BS16 3HQ and indicated that he would not participate or vote on this item.

**3. Minutes**

**Resolved - that the Minutes of the Development Control Committee A meeting on the 14<sup>th</sup> October 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 referred to appeals that had been lodged in respect of Appeals Number 10 and 11 (100 Redcatch Road) and that a Public Inquiry had been held in October 2015. The Inspector had quashed an enforcement notice and granted permission for the use as holiday accommodation. He also explained that it was likely that there would be a Public Inquiry in May 2016 in respect of Appeal Number 13 (541-551 Fishponds Road). In relation to Appeal Number 43 (52 Colston Street) the appeal had been allowed but an application by the appellant for costs had been denied.

**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, including Late Statement 10A agreed by the Chair. (A copy of the public forum statements are held on public record in the Minute Book.). An additional verbal statement was received from James Redshaw. (Due to an administrative error, this had been missed off the list of Public Forum Statements)

A verbal statement was made by Councillor Mark Weston who had referred item 1 to the Committee in his capacity as the local Ward Councillor.

## **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) 15/02984/F and 15/02986/LA - St Georges, Great George Street City Centre Bristol BS1 5RH – Erection of Two Storey Building To Provide Café/Bar, Box Office, Kitchen, WCs, Flexible Education Spaces and Associated Works Including Terracing and Green Roof. Amendments to Listed Building fabric. Providing four new connections to existing crypt and auditorium levels, two new light-wells and conversion of existing bar and office into office, heritage space, improved artist areas and accessible visitor facilities**

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

During the presentation the point was made that officers considered the proposals to be in accordance with Sections, 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Great weight and importance had been given to the harm resulting as a result of the proposal to the listed building, its setting, neighbouring listed buildings/ structures and the conservation area in reaching that conclusion.

During the debate the following points were made:

- Whilst the development as a whole was ambitious and existing, the impact on the trees was a concern and the proposed measures to put in place replacement trees were insufficient;
- Consideration should be given to exploring the possibility of a small adjustment to the boundary to protect the trees along there. In response, officers indicated that there was a replacement tree standard which set out a formula that needed to be closely followed. The formula takes account of whether the trees to be removed are in open ground (as in this case) or street trees and the contribution towards replacements is calculated accordingly. Officers also added that, whilst St Georges had moved the building line, it was a finely balanced judgement – there was limited circulation space and educational rooms and any further change would compromise the development. This was not open to negotiation. Officers agreed to keep Committee Members advised of any discussions on this issue;
- This development should be supported as it supported people in a building with movement limitations or disabilities;
- This development was welcomed;
- The minor losses on the site were outweighed by the public benefit;
- Following a Councillor's question, officers re-iterated advice concerning disabled access;
- This was an important building which currently did not provide easy access for the disabled. However, it was acknowledged that everything should be done to minimise tree loss and make it as acceptable as possible;
- There was a significant loss of area on site which affect the appearance on the south side of the building;
- It was important to ensure a development was prepared to support those with disabilities – this was also emphasised in the Planning Policy Framework;
- This is a facility of international merit which delivered important cultural programmes to some of the most deprived communities in the city and the development should be supported.

In response to members' questions, officers confirmed that details of glazing would be required (Condition 8) and that the detail concerning the thickness of the ceiling / roof slab element was subject to a detailed condition.

Councillor Abraham moved, seconded by Councillor Pearce and, upon being put to the vote, it was

**Resolved – (9 for, 2 abstentions) that planning permission and listed building consent be granted in respect of the applications subject to the conditions set out in the report and the Amendment Sheet, subject to a legal agreement in respect of Planning Application Number 15/02984/F.**

**(2) 15/04044/F - Land Adjacent to 1 Turnbridge Road, Bristol Construction of 3 No. Houses**

The Planning Case Officer gave a presentation on the application.

It was moved by Councillor Abraham, seconded by Councillor Khan and, upon being put to the vote, it was

**Resolved (unanimously) – that planning permission be granted subject to the conditions set out in the report and the Amendment Sheet.**

**(3) 15/04378/F - Beacon Tower, Fishponds Road, Fishponds Bristol BS16 3HQ – Demolition of Existing External Fire Escape Stairs and Store, Proposed Enclosure of Existing Roof Structure, With New Floor, To Form 6 No. Apartments, External Alterations, Provision of Refuse and Secure Cycle Storage**

Councillor Payne did not participate in the debate during this item or vote.

The Planning Case Officer gave a presentation on the application and drew attention to the Amendment Sheet where it set out that a further 3 objections had been received.

During the debate the following point was made:

- It was of concern that there had been no indication in the original application that this application would include 6 more flats and recladding. Officers advised that the original application was under the Prior Approval procedures, which was not concerned with operational development and had to limit itself to the existing building. Officers advised that amendments had been made to facilities for cycle parking and refuse storage. They also confirmed that consultations would be required on the material. Officers also

agreed that they would consult the Neighbourhood Planning Group on the choice of cladding material.

Councillor Abraham moved, seconded by Councillor Shah , upon being put to the vote, it was

**Resolved (10 for) – that planning permission be granted subject to the conditions set out in the report and the Amendment Sheet.**

**(4) 15/03714/F - 149 Wick Road, Bristol BS4 4HH – Part Demolition of Existing Building and Erection of 5 No. 2 Bed Residential Dwellings**

The Planning Case Officer gave a detailed presentation on the application. During the debate, the following points were made:

- Although the proposal involved the loss of a commercial unit which was close to other commercial premises, it was recognised that the site was not within a protected centre.
- The need for residential development outweighed the loss of commercial floorspace.
- Changes made to the proposals had resulted in a reduced number of objections.

It was

**Resolved (10 for, 1 abstention) – that planning permission be granted subject to the conditions set out in the report and the Amendment Sheet.**

**(5) 15/03213/P - Land Opposite Foundry Lane On South Side Of Deep Pit Road, Bristol Outline Planning Application for Proposed Demolition of Existing Buildings and Redevelopment, Comprising Up to 150 dwellings with associated access, landscaping and community infrastructure (Major Application)**

The Planning Case Officer gave a detailed presentation on the application. He also drew attention to the Amendment Sheet. He confirmed that the reference to 150 dwellings in the description had been removed. The case officer made the following verbal amendments:

- Removal of plan SK03 from list of approved plans (condition 22);
- amendment to Heads of Terms: substitution of 'have been' with 'to be' in reference to the submission of drawings; and the amendment of the 2<sup>nd</sup> paragraph to refer to a highway scheme in general conformity with dwg. SK06.

A Highways Plan (SK06) was tabled by officers for the Committee to consider. Officers confirmed that the proposal was to confirm the principle of the change of use from employment to housing.

During the debate, the following points were made:

- This was a derelict site in need of development. It was important to obtain quality and a compatible development;
- This development should be acceptable. The layout seems sensible. It was pleasing to see that there was a requirement for 30% affordable housing;
- It would be difficult to justify subsequent approval of the reserved matters development application without adherence to the requirement for 30% affordable housing.

Councillor Abraham moved, seconded by Councillor Khan and it was

**Resolved (unanimously) – that planning permission be granted subject to the conditions set out in the report, the Amendment Sheet and the verbal changes reported.**

**(6) 15/03760/F - The Laurels, Downloaded, BS9 1LT – Demolition of Existing Dwelling and Replacement With 9 No. Apartments and Other Related Ancillary Development Including Landscaping And Car Parking**

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

During the debate, the following point was made:

- The Committee considered that many of the concerns had been addressed in the amended application.

Councillor Abraham moved, seconded by Councillor Khan and it was

**Resolved (unanimously) – that planning permission be granted subject to the conditions set out in the report and the Amendment Sheet.**

**8. Date of Next Meeting**

It was agreed that the meeting scheduled for 2pm on Wednesday 24<sup>th</sup> February 2105 in @Bristol should be rescheduled for **2pm on Wednesday 2<sup>nd</sup> March 2015 at the same venue.**

(The meeting ended at 4.30pm)

CHAIR