



Development Control Committee B

Date of Meeting: Wednesday 27th August 2014

Time: 4.00pm

Place: City Hall, College Green, Bristol BS1 5TR

Labour

Councillor Smith
Councillor Holland
Councillor Payne
Councillor Mead
Councillor Hickman

Liberal Democrat

Councillor Martin
Councillor Woodman
Councillor Leaman

Conservative

Councillor Abraham
Councillor Lucas*
Councillor Windows

Green

Councillor Fodor

(*Councillor Eddy substitute)

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

Gary Collins

Development Management

Contact Tel No: (0117) 9223762

email: gary.collins@bristol.gov.uk

Patricia Jones

Democratic Services Officer

Contact Tel No: (0117) 9223758

email: patricia.l.jones@bristol.gov.uk

www.bristol.gov.uk

Fax no: (0117) 92 22146

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Bristol BS1 5TR



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.

Agenda

1. Apologies for absence and substitutions

2. Declarations of Interest

- to receive and note any relevant declarations of interest by Members of the Committee.

3. Minutes of the Meeting held on the 9th July 2014

- for confirmation as a correct record.

4. Appeals

- to note appeals lodged, imminent public inquiries, and appeals awaiting decision.

5. Enforcement

- to note recent enforcement notices.

6. Public Forum

(time limit for this item - 30 minutes)

This application has attracted a significant amount of public interest and we therefore need to carefully manage the public participation section of the meeting. We aim to strike a balance between giving interested parties a fair hearing whilst ensuring that the consideration of the application by the committee is not unduly delayed. For these reasons it has been agreed with the Chair of the committee that a maximum of 30 minutes per side (for/against) will be allowed at the meeting. You may wish to liaise with other individuals, groups and organisations to co-ordinate how the 30 minutes for each side is best used, bearing in mind that each speaker is allowed no more than 2 minutes to make key points. Whilst this may not allow everyone who submits a statement to personally address the committee, this does exceed the normal 30 minutes limit for representations.

Paper copies of all statements submitted, will be distributed to the individual members of the committee the day before so the views expressed will be read and taken into account before the meeting”

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 3 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 Wednesday 20th August 2014**

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 Tuesday 26th August 2014**. *Please do not send duplicate/repeat statements.*

The notice should be addressed to the Service Director, Legal Services, c/o The Democratic Services Team, Room 220, City Hall, College Green, Bristol BS1 5TR, marked for the attention of **Patricia Jones**, or email democratic.services@bristol.gov.uk

7. Planning and Development

- to consider the following applications for Development Control B Committee.

* the plans and drawings appended to the reports are for illustrative purposes only. The application drawings are those described in the conditions and advice applies to individual applications

(Report of the Service Director Planning and Sustainable Development)

Item	Application No:	Site/Address/ proposal	Councillor referral	Officer Recommendation
2.	13/05616/P	<p>St Catherines Place Shopping Centre East Street Bedminster</p> <p>Hybrid outline application for demolition of existing buildings on the site and phased redevelopment of site, comprising full application for Phase 1 and outline application for Phase 2. Full details provided for Phase 1 comprising: up to 45 residential units in a ground plus 8 storeys building, with up to 401.9 sq m GIA of flexible commercial floorspace (falling within Use Classes A1 - A5, B1 and D1) at ground floor level and associated space, cycle storage, refuse storage, plant, servicing, ancillary storage, public realm at lower ground floor and ground floor level. Outline details for Phase</p>	No	Refuse

		2 to comprise up to 143 residential units in a building up to ground plus 15 storeys in height and 203.5 sq m GIA of flexible commercial floorspace (falling within Use Classes A1 - A5, B1 and D1) at ground floor level and associated space for parking, cycle parking, refuse storage, plant, servicing, ancillary storage lower ground floor and ground floor level. Details of access, scale and layout to be determined at the outline stage with details of appearance and landscaping to be determined in Reserved Matters applications.		
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Local Government (Access to Information) Act 1985:-

The following Background Papers are specified for all the items contained within this report:

- (1) The application plans, forms and supporting documents from the applicant or agents.

Public Information Sheet Development Control Committees

Emergency Evacuation Procedure

- (i) In the event of a **fire** you will hear a **continuous alarm**.
- (ii) **Do not panic** - members, officers and the public should leave the building promptly and in a quiet and orderly fashion using the nearest available escape routes and assemble **behind the Central Library** beyond the Norman Archway.
Lifts must not be used under any circumstances.

Please note: alarms are tested every Monday at 9.30am (for approx. 30 seconds). These arrangements apply to meetings held in the City Hall, College Green. Where the meeting is held elsewhere, local arrangements will apply.

Please contact the Democratic Services Officer named on the agenda if you require further information regarding the following:

ATTENDANCE AT MEETINGS – LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

All Development Control Committee meetings are open to the public and a limited amount of seating is available in each committee room. You may however be asked to leave the meeting when the committee considers any exempt (confidential) business shown on the agenda.

INSPECTION OF PAPERS – LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

If you wish to inspect minutes or reports (other than exempt reports) relating to any item on this agenda please contact either the Democratic Services Officer or the Modern Records Office (tel: 0117 9222376). The background papers listed in a report may also be inspected. Please notify the Democratic Services Officer if you wish to see these. He/she will arrange with the report author for papers to be made available to you at a mutually convenient time. We can also arrange for copies of individual reports or minutes to be supplied to you or for an annual subscription to the papers for any Development Control Committee. A charge will be made for this service. Alternatively, all Development

Control Committee information may be inspected on the Council's Internet web site at : www.bristol.gov.uk

OTHER FORMATS AND LANGUAGES AND ASSISTANCE FOR THOSE WITH HEARING IMPAIRMENT

Committee papers can be provided in other formats (e.g. large print, audio tape, braille etc) or in community languages, upon request. Please contact the Democratic Services Officer if you would like such papers giving as much notice as possible. It should be noted that re-formatting or translation of committee reports before the date of a particular meeting cannot be guaranteed.

Committee rooms in the City Hall are fitted with infra-red induction loops to assist people with hearing impairment. These can be used with either a neck loop (for hearing aid users) or with a handset. The Democratic Services Officer will be able to provide you with these. Hearing aid users need to switch the hearing aid to the "T" position.

PUBLIC FORUM

Members of the public can make a **statement** or presenting a **petition** to any Development Control Committee provided that:-

You give written notice to us, including a copy of the statement or the front page of the petition, no later than 12.00 noon on the working day before the meeting and

The statement or petition concerns a matter that is the responsibility of the Development Control Committee at which you intend to present it.

(* NB: if the meeting is on a Monday then your submission will need to be with us by 12.00 noon latest on the preceding Friday).

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 printed for Members of Council and made available at the Meeting.

You may also ask a **question** of the chair at a committee meeting. This must be submitted to us in writing not less than 3 clear working days before the date of the meeting. A written response will be available 1 hour before the meeting which will be circulated to all who are present and will be included subsequently, with the minutes of that meeting.

Please note that by participating in Public Forum business, it will be assumed that your consent is given to the recording of your name and the details of your submission in the documentation that is circulated to 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 (available for inspection upon request with the other documents for the meeting concerned).

Where appropriate, we will endeavour to remove other personal details 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 contained within them may be searchable on the internet.

Please note that for copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements as supporting paperwork.

Process during and after the meeting :

Public Forum items are normally heard just prior to the agenda item to which they relate and are usually taken in the order in which they have been received. The Chair will call each submission in turn. When invited to speak, if making a statement, you should ensure that your presentation is short and concise and focuses on the key issues that you would like Members to consider. This will have the greatest impact. Please avoid reading out a lengthy text from a piece of paper – in most instances Members of the Committee will have already received and read a copy of your statement. Remember that 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, you should be aware if you do not present it, then it will **not be read out** unless the Chair specifically asks for this to happen. It will nevertheless be noted by members.

As most people who participate in public forum remain present for the debate on the agenda item in which they are interested, and because minutes of the meeting are normally published on the Council's website in 5 clear working days, it is not our normal practice to write to individuals afterwards. However, if you would like to receive an official response as to what happened to your submission at the meeting, please advise the

Democratic Services Officer named on the agenda, and ensure that they have your full address or e-mail details. We will then contact you within 7 working days. Alternatively you may phone the officer (see contact number on front of agenda) to confirm the outcome.

REGISTER OF INTERESTS

To ensure an accountable, open and transparent local democracy, a Register of Interests for councillors is available for public inspection. Please contact the Democratic Services Officer named on the agenda if you wish to view the Register.