



Development Control Committee B

Date of meeting: 12 November 2014

Time: 2 pm

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

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

Gary Collins

Development Management

Contact Tel No: 0117 922 3028

email: gary.collins@bristol.gov.uk

Jeremy Livitt

Democratic Services

Contact Tel No: 0117 922 3758

email: steve.gregory@bristol.gov.uk

www.bristol.gov.uk

Fax no: (0117) 92 22146

Agenda published: 4th November 2014

Produced by the Democratic Services, City Hall, College Green, 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 Development Control Committee B held at 6pm on Wednesday 27th August 2014 and 6pm on Wednesday 1st October 2014

- to agree 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)

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 Thursday 6th November 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 11 November 2014.**

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 or email - democratic.services@bristol.gov.uk

7. Planning and Development

- to consider the following applications for Development Control Committee B

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

(Report of the Service Director Planning and Place)

Planning Applications

Item	Ward	Officer	Application No/Address/Description
1	Bishopston	Grant	14/04174/X – The Memorial Stadium Bristol Rovers Football Club Filton Avenue Bristol BS7 0BF Variation of Conditions 11 and 36 attached to planning permission 12/02090/F, which approved the redevelopment of the site to provide a foodstore with undercroft car parking, 65 residential units and community/commercial floorspace, to amend the proposed foodstore delivery hours to the service yard between 0500 and 00:01 (Major Application)
2	Westbury-on-Trym	Grant	13/05887/FB – Tennis Courts Canford Park Canford Lane Bristol Erection of Flood Lighting Within Four of the Eight Tennis Courts on 10m High Posts
3.	St George West	Grant	14/03076/F – Air Balloon tavern 11 Air Balloon Road Bristol BS5 8LB Application for Planning Permission for Change of Use From Public House (Class A4) to provide 9 No. one and two bedroom residential dwellings (Class C3); including rear extension, following demolition of existing side extension; 7 no. car parking spaces; refuse/recycling and cycle parking spaces
4.	Frome Vale	Grant Subject to Legal Agreement	14/02640/F–St Matthias Campus (UWE) Oldbury Court Road/College Road Fishponds Bristol BS16 2JP Alterations to listed buildings, demolition of later additions to the listed structures and non-listed buildings, including Elsa Nunn Block, Monk Bishop Block, Canon

			<p>Kitson Block, Library, Woodward Block, Canon Kitson Block, Library, Woodward Block and Assembly Hall. Erection of a sports hall, 215 no. new build residential units. Conversion of "The Conifers" to 2 no. residential units, with associated infrastructure, car parking, landscaping and open space</p>
		Other	<p>14/12671/LA – St Matthias Campus (UWE), Oldbury Court Road/College Road Fishponds Bristol BS16 2JP</p> <p>Alterations to listed buildings, demolition of later additions to the listed structures and non-listed buildings, including Elsa Nunn Block, Library, Woodward Block and Assembly Hall. Erection of a sports hall, 215 no new-build residential units, conversion of "The Conifers" to 2 no. residential units, with associated infrastructure, car parking, landscaping and open space</p>
5.	Ashley	Grant	<p>14/01593/F – 13 to 17 Dean Street, St St Paul's, Bristol</p> <p>Demolition of Existing Buildings and Construction of 37 Cluster Flats and 1 studio flat (245 Bedrooms) with ancillary accommodation and provision of 1 No. Class A1 Unit (1000 sq ft gross); and 2 no. Class B1 units (850 sq ft) and 550 sq ft gross) at ground floor</p>
6.	Clifton East	Grant	<p>14/02366/F – Land On North Side of Belgrave Hill, Bristol</p> <p>Proposed Development of 2 No. Use Class C3 dwellings with associated external works</p>
7.	Lawrence Hill	Grant Subject to Legal Agreement	<p>14/03133/F – Plot ND7 Temple Quay North Avon Street, Bristol</p> <p>Erection of a 7/8 storey building comprising 168 no. residential units, 1114 sqm of flexible commercial floor Space (Use Classes A1, A2, A3, A4, B1a, D1 or D2) at ground floor level, basement car park and associated development, including access, landscaping, bin storage and cycle parking. (Major Application).</p>

8. Department of Communities & Local Government Technical Consultation on Planning (Report of the Service Director – Planning and Place)

Local Government (Access to Information) Act 1985:-

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

The application plans, forms and supporting documents from the applicant or agent.

**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:-

10. 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
11. 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.

Webcasting/Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items) and the footage will be available for 2 years. If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting. (Oral commentary is not permitted during the meeting as it would be disruptive) Members of the public should therefore be aware that they may be filmed by others attending and that is not within the Council's control.