

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.



Agenda Item No: 6

**Bristol City Council
Minutes of Development Control Committee B
Wednesday 29th April 2015 at 2.00pm**

@Bristol, Harbourside, Bristol BS1 5DB

Councillors Present:-

Peter Abraham (Chair), Martin Fodor, Helen Holland, Margaret Hickman, Tim Leaman, Charles Lucas, Olly Mead, Bill Payne, Colin Smith, Chris Windows .

Officers in attendance:-

Gary Collins, Alison Straw, Patricia Jones, Paul Chick, Katy Dryden, Charlotte Sangway and Angelo Calabrese.

1. Apologies for Absence

Apologies for absence were received from Councillor Woodman and Councillor Martin. No substitutions.

2. Declarations of Interest

There were none.

3. Minutes

Resolved – that the Minutes of the meetings held at 4.00pm on 18th March 2015 be confirmed as a correct record and signed by the Chair.

4. Appeals

The report was noted.

5. Enforcement

The report was noted.

6. Public Forum

Statements were heard before the application and taken into consideration by the Committee when reaching a decision. Copies of the Public Forum submissions can be found in the Minute Book.

7. Planning and Development

14/05738/F Land North West Of Rockingham Roundabout Smoke Lane, Proposed development of an Asphalt Plant with associated ancillary development. (Major application).

An Amendment Sheet was provided to the committee in advance and made available at the meeting.

The representative of the Service Director (Planning) provided a slide presentation of the application and highlighted the key issues to be taken into account in reaching a decision (set out in detail in the officer report). Attention was drawn to the site location plan and aerial photographs of the surrounding area. It was confirmed that the application did not raise any significant air quality issues. Landscaping along the boundary adjacent to the road would be improved with regular tree planting and would reduce the visual impact of the development on the area.

Following discussion, it was moved by the Chair, seconded by Colin Smith and on being put to the vote, unanimously:-

RESOLVED - that planning permission be granted subject to conditions.

[14/05459/F](#) 25 Redcliff Street, 14/14A St Thomas Street Demolition of buildings on site with the exclusion of the facade of no.14 St Thomas Street and redevelopment to provide up to 136 no. residential dwellings (C3 Use Class), 43 sqm retail floor space (A1 and A3 Use Classes) with associated works. (Major

application)

The representative of the Service Director (Planning) introduced the report and drew attention to the Amendment Sheet circulated in advance of the meeting.

The committee then received a detailed presentation of the application including aerial photographs of the listed buildings to the north of the site and photographs of the site location and surrounding area. The key issues were summarised as follows and as set out in detail in the officer report:-

- A Planning Performance Agreement (PPA) had been submitted relating to the site to the south of the current application submission, setting out a programme for delivering a planning pre application enquiry in July 2015 (detailed at page 1 of the officer report).
- the number of residential units proposed had been reduced following design changes to the scheme. 4 of the units were below the minimum space standards of 40sqm.
- Changes to the design included a central courtyard area which would introduce more light into the access areas of the development. The scale and mass of the proposal visible in the public area would also be reduced. However despite extensive negotiations since July 2014 relating to the design of the scheme, some issues remained unresolved. The City Design Team maintained its objection to the scheme as currently submitted on the basis of the proposed materials and visual impact of the taller block behind the Seven Stars public house.
- Officers were satisfied that whilst the height and mass of the development would have some impact on adjoining occupiers, this was not sufficient to warrant refusal.
- On balance, the proposal was considered acceptable in terms of sustainability.
- Taking into account the overall regeneration benefits of the proposal, including a £240,000 contribution to affordable housing, the scheme was

recommended for approval subject to conditions and a satisfactory Section 106 Agreement.

Discussion followed. Some members of the committee felt that the size of the proposed units did little to attract family occupancy and hoped that future phases of development in the area included a higher proportion of family units. There was general agreement that the proposal was long overdue and provided an opportunity to revitalise the area. It was hoped that the opportunity to improve pedestrian movement would be pursued by the developer as work on the site progressed.

Officers clarified that given the site's sustainable location, 20 car parking spaces was considered acceptable and was consistent with efforts to drive down car spaces.

In conclusion, it was moved by the Chair, seconded by Councillor Lucas and on being put to the vote, unanimously:-

RESOLVED - that permission be granted subject to the conditions set out in the report and Amendment Sheet and the satisfactory completion of a Section 106 Agreement.

[14/04959/P](#) *Glassfields – Former Guardian Royal Exchange Outline permission for a mixed use development consisting of 36,500 sq m of office; 3650 sq m of residential and 1500 sqm of café / residential.*

The representative of the Service Director (Planning) introduced the report and gave a slide presentation of the application, including aerial photographs of the site/conservation area and surrounding area.

The key issues were summarised as follows and as set out in detail in the officer report:-

- The proposal was an outline application seeking consent for access to the site and scale/quantum of development only. All other matters would be considered at the reserved matters stage.
- The likely impact of the quantum of development proposed had been assessed from the accessibility and permeability of the site. Officers

considered the proposed access arrangements and associated highway works were acceptable and would facilitate good accessibility/permeability of the site.

- The setting of the adjoining listed buildings would not be adversely impacted and the conservation area would be enhanced by the proposed public realm works. The proposals were not considered to have an unacceptable impact upon the amenities of adjoining occupiers.
- Attention was drawn to the package of obligations required in association with the development, set out in detail at page 13 of the officer report.

Below is a summary of the ensuing discussion:-

- Permeability was key to the success of the site – good routes and sign posting would encourage people to use Old Market and Broadmead etc.
- It was hoped that officers would work with the developer to secure a high quality scheme within a structured timescale.
- A reasonable contribution to public realm and other infrastructure was key.
- Officers confirmed that the Section 106 Agreement included a 40% contribution to affordable housing. If this differed significantly at the reserved matters stage, the proposal would be brought back to committee.
- Whilst it was recognised there was much to be decided at the reserved matters stage, there was general agreement that the outline application should be supported.

In conclusion, it was moved by the Chair, seconded by Councillor Holland and on being out to the vote, unanimously:-

RESOLVED - that outline planning permission be granted subject to the conditions set out in the report and Amendment Sheet and the satisfactory completion of a Section 106 Agreement.

[14/04500/F](#) 2-16 Clifton Down Road Redevelopment of site comprising retail floor space (A1 and A3), 14 residential apartments (C3) and ancillary uses.

The representative of the Service Director (Planning) introduced the report and provided a slide presentation of the application, including the site plan and a range of images of the surrounding area and listed buildings.

The key issues were summarised as follows and as set out in detail in the officer report:-

- A system of temporary bollards was currently in operation at the junction of Boyce's Avenue and Clifton Down Road and Boyce's Avenue and Kings Road.
- Attention was drawn to the history of the site set out in detail at page 2 of the report. The committee noted an image of the original terrace on the site which was subsequently demolished.
- The principle of demolition was already accepted under previous planning permissions and planning consent remained valid for mixed use/retail until 2018. The key differences in the design of the current proposal compared with the previous consent were listed at page 9 of the report – previously a more terraced design.
- Details of the proposed layout of the scheme were considered including a system of steps and ramps, and vehicular access to the residential element of the development.
- Reference was made to the scheme of highway improvement works proposed on Boyce's Avenue, set out in detail at page 15. This was welcomed by officers and considered acceptable in highway safety terms.
- Attention was drawn to a slide of the floor plan depicting the proposed site levels, reported as complicated.
- 15 car parking spaces proposed within the basement area accessed via a car lift, complied with Local Plan standards.

- The applicant sought to vary from the previous consent by revising the residential mix and increasing the café use. This was considered acceptable in principle and safeguarded the retail use. The proposal was also considered acceptable on amenity grounds.
- An independent appraisal of the proposals provided reasonable justification that the scheme could not support the provision of affordable housing.
- the design of the scheme was unacceptable and was not outweighed by the need to develop the site. Potential improvements had been discussed with the applicant. Clear policy guidance in relation to design issues was contained in the Local Plan. In this case, there was a failure to:-
 - respond to the local pattern and grain of the area
 - respond appropriately to the scale, massing and architectural style of the existing buildings
 - secure high quality materials
 - satisfy the requirements of the Planning and Conservation Act in ensuring that the setting is safeguarded and preserved.
- In conclusion, the scheme was recommended for refusal.

The committee discussed the merits and drawbacks of the application. Whilst there was clear merit in developing the site, members were not persuaded that the scheme before them was appropriate for the site – failing to adapt to the context of the area or capture the opportunity for improvement.

Officers confirmed that refusal of the scheme on design grounds complied with policy guidance and could therefore be justified at appeal if necessary.

Councillor Lucas stated that the local community was keen to see the site developed and invited officers to comment on the feasibility of deferring the decision to enable all outstanding issues to be addressed. Officers reported that they were looking for a significant revision to the design of the scheme and this had not proved possible through negotiation.

Officers were urged to continue discussions, but on the basis of the outward appearance of the present design and incompatibility with the surrounding area, there was general agreement that the application should be refused.

In conclusion, it was moved by the Chair, seconded by Councillor Mead and on being out to the vote (9 voting in favour and 1 abstention):-

RESOLVED - that planning permission be refused.

[15/00488/F and 15/00489/F](#) *St Ursulas Academy, Brecon Road, Henleaze Proposed New Primary School Buildings (for 630 places), with new access off Brecon Road (new opening within boundary wall), construction of 34 space car park, with associated access, courtyards, landscaping, fencing and recreational facilities.*

The representative of the Service Director (Planning) introduced the report and provided a slide presentation of the application, including the site location plan, surrounding road network and existing access arrangements.

The key issues were summarised as follows and as set out in detail in the officer report:-

- The committee considered an image of the application site in the context of the roads and residential properties in the immediate vicinity, including the Grade 11 listed building within the site and the existing sports hall and landscaping along the south and west boundaries of the site.
- Attention was drawn to the aspects of the scheme subject to demolition.
- Vehicular access to on-site car parking was via Brecon Close, off Brecon Road. Brecon Close also provided access to adjoining residential properties. Pedestrian access to the school was via the existing main school gate on Brecon Road. The perimeter of the site was formed by a stone boundary wall which included a maintenance entrance off Brecon Road.
- The application proposed 2 pedestrian entrances, one providing vehicular access. It was recognised that parking was an issue in the area. Staff currently parked off-site on nearby streets. The proposed car park adjacent to the Sports Hall would provide 34 off-street parking spaces dedicated to

staff and visitors. Sports England had raised concern in relation to the resulting loss of the playing pitch adjacent to the sports hall.

- Pedestrian safety would be prioritised by widening the eastern pedestrian entrance with due consideration to the listed wall.
- The committee considered a diagram of the highway works associated with the proposal. The works would be conditioned to ensure that all road works associated with the proposed development were to a standard approved by the Local Planning Authority and completed to an appropriate timescale.
- In terms of design, the aim was to achieve a balance between the new school buildings and the retained heritage asset. Officers were satisfied that the proposed separation was acceptable, creating no real issue of overbearing or impact on amenity.
- The impact of the scheme on the wider residential area was acknowledged. However on balance, any impact was considered to be outweighed by the significant benefit of delivering a new school and addressing the need for a more school places for the community.
- The applications for planning permission and listed building consent were therefore recommended for approval subject to conditions.

Below is a summary of the ensuing discussion:-

- Members of the committee sought more information about the proposed Travel Plan which was considered to be an essential element of the scheme given the intensification of traffic the proposal would create. The committee heard that a condition would require the applicant to commit to a Travel Plan that would be reviewed and monitored on an annual basis. The aim was to reduce car journeys and increased the use of public transport, walking & cycling.

BCC did not have a travel planning policy but would look at putting specific measures in place tailored to the school to reduce car reliance.

- The committee took the view that the school's commitment to a Travel Plan was critical. Assurances were sought that the school would continue to take the issue seriously by enforcing the plan and engaging with local residents to review the plan when necessary.

It was reported that the success of the Travel Plan relied on the goodwill of the school and the ability to persuade parents and staff to travel in a different way. The plan needed to be in place for September 2016 and its development would be monitored to ensure the timetable for satisfying the condition is met. It was noted that the ability to monitor Condition 18 for compliance already existed based on the current wording.

- Councillor Mead stated that the issues around parking should be addressed before planning permission and suggested deferring a decision until the applicant put something more definitive in place that the committee could assess.
- Councillor Fodor suggested that both Travel West and the local Neighbourhood Partnership could usefully help with the development of the Travel Plan.

In conclusion, it was moved by the Chair, seconded by Colin Smith and on being out to the vote (8 voting in favour and 2 abstentions):-

RESOLVED - that planning permission and listed building consent be granted subject to the conditions and referral to the National Planning Casework Unit.

[14/05030/F](#) *Gloucestershire County Cricket Club Proposed installation of 6 no. 45m tall permanent floodlights.*

The Chair opened discussion and made reference to the previous development control meeting held on 4th February 2015 when the Committee resolved to defer subject to a site visit and receipt of further information to consider alternative options. This had taken place including a briefing attended by stakeholders where members heard first hand the answers to questions posed on 4th February.

The representative of the Service Director (Planning) then introduced the report focussing on the reviewed alternative design options and details of a floodlight usage management plan.

The committee heard that the club had considered all realistic options and was committed to on-going dialogue with the local community as part of the management plan. A condition would require an updated Traffic Management Plan to include measures for spectator parking and submitted in writing before works commenced. The dispersal of spectators was not within the remit of the plan.

The economic justifications for the scheme were again acknowledged by members of the committee. There was general agreement that the city needed good sporting facilities and key to this was the GCCC becoming an international cricket venue.

It was noted that the site visit and associated briefing had assisted members of the committee in assessing the potential harm to amenity against the economic benefits of the scheme. Members welcomed the new Floodlight Usage Management Plan and Traffic Management Plan. The club was urged to look at the most energy efficient insulations.

In conclusion, the committee was satisfied that the club had taken all reasonable steps to address the issues that emerged from discussions on 4th February 2015.

In conclusion, it was moved by the Chair, seconded by Councillor Windows and on being put to the vote, unanimously:-

RESOLVED – that planning permission be granted subject to conditions.

(the meeting ended at 5.15pm)

CHAIR