

Development Control Committee B



Date: Wednesday 24th June 2015

Time: 2.00pm

Venue: The Colston Hall, Colston Street, Bristol BS1 5AR

Labour

Councillor Mead
Councillor Breckels
Councillor Hickman
Councillor Payne
Councillor Means

Liberal Democrat

Councillor Morgan
Councillor Leaman

Conservative

Councillor Eddy
Councillor Quarterly
Councillor Windows

Green

Councillor Stafford-
Townsend
Councillor Denyer

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

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Agenda



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.

- 1. Membership of the Committee**
 - the committee is invited to note the membership for 2015/16.
- 2. Apologies for absence and substitutions**
- 3. Election of Chair**
- 4. Election of Vice-Chair**
- 5. Declarations of Interest**
 - to receive and note any relevant declarations of interest by Members of the Committee.
- 6. Minutes of Development Control Committee B held on 29th April 2015**
 - to agree as a correct record.
- 7. Terms of Reference**
 - to note the Committee's Terms of Reference as determined by Annual Council on 26th May 2015 and attached as Appendix 1 to the Agenda.
- 8. Dates of Future Meetings - to note.**
 - 5th August 6pm
 - 16th September 2pm
 - 28th October 6pm
 - 9th December 2pm
 - 3rd February 6pm
 - 16th March 2pm
 - 27th April 6pm
- 9. Appeals**
 - to note appeals lodged, imminent public inquiries, and appeals awaiting decision.



10. Enforcement

- to note recent enforcement notices.

11. Public forum

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 three 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 18th June 2015.

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 23rd June 2015.

The statement should be addressed to the Service Director, Legal Services, c/o The Democratic Services Team, Brunel House St Georges Road Bristol BS1 5UY or email - democratic.services@bristol.gov.uk

12. 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

Planning Applications

Item	Application Number	Ward	Councillor Referral	Application No/Address/Description	Case Officer
1	14/05709/F	Stoke Bishop	No	Land Located Between Nos. 5 & 11 Bramble Drive Construction of 5 no. detached houses with integral garages and private gardens.	Andy Cross
2	14/05476/F	Redland	No	3 Tyne Road Demolition of garage and construction of two storey single dwelling house.	Andy Cross



3	15/00931/F	Clifton East	No	Christchurch Church Of England VC Primary School, Clifton Installation of games court lighting within the school grounds.	Peter Westbury
4	14/06047/F	Westbury-on-Trym	No	Katherine House Rest Home, Cote House Lane Erection of single storey detached building to accommodate self-contained 8 bed dementia unit for the elderly in the grounds of existing care home.	Andy Cross

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

Inspection of Papers - Local Government
(Access to Information) Act 1985

You can find papers for all our meetings on our website at www.bristol.gov.uk

You can also inspect papers at either the Brunel House Reception or at our Record Office, "B" Bond Warehouse, Smeaton Road, Bristol, BS1 6XN; e-mail bro@bristol.gov.uk; telephone 0117 92 24236.

Other formats and languages and assistance
For those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Public Forum

Members of the public may make a written statement or present a petition to most meetings, provided that:

- the statement, or in the case of a petition the subject matter, is received by Democratic Services no later than **12.00 noon on the working day before the meeting** and
- the statement or petition is about a matter which is the responsibility of the committee concerned.

Statements and the subject matter of petitions should be e-mailed to democratic.services@bristol.gov.uk or sent to Bristol City Council, Democratic Services Section, Brunel House St Georges Road Bristol BS1 5UY, or faxed to 0117 92 22146.

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 copied to Members of Council and made available at the Meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded in the papers circulated to the 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.

We will try to remove personal information 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 in them may be searchable on the internet.

Process during the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- 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, if you do not present it, then it will not be read out. It will nevertheless be noted by Members.

Register of Interests

The Register of Interests for Members is available on our website at www.bristol.gov.uk

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 two 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.



DEVELOPMENT CONTROL COMMITTEES

Terms of Reference

Arrangements

There are 2 Development Control Committees:

- **Development Control Committee “A”**
- **Development Control Committee “B”**

Each Development Control Committee shall have full authority to deal with all development control matters reserved to a Development Control Committee by virtue of this constitution.

Functions

Full Council has delegated to the Development Control Committees all functions relating to town & country planning and development control as specified in Regulation 2 and Schedule 1 to the Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) under the following provisions and any related secondary legislation:

1. Power to determine application for planning permission (section 70(1)(a) and (b) and 72 of the Town & Country Planning Act 1990 (c.8)).
2. Power to determine applications to develop land without compliance with conditions previously attached (section 73 of the Town & Country Planning Act 1990).
3. Power to grant planning permission for development already carried out (section 73(A) of the Town & Country Planning Act 1990).
4. Power to decline to determine application for planning permission (section 70A of the Town & Country Planning Act 1990).
5. Duties relating to the making of determinations of planning applications (Sections 69, 76 and 92) of the Town & Country Planning Act 1990 and Articles 8, 10 to 13, 15 to 22 and 25, and 26 of the Town & Country Planning (General Development Procedure Order 1995) (S.I. 1995/419 and directions made thereunder).
6. Power to determine application for planning permission made by a local authority, alone, or jointly with another person (section 316 of the Town & Country Planning Act 1990 and the Town & Country Planning General Regulations 1992 (S.I. 1992/1492)).
7. Power to make determinations, give approvals and agree certain other matters relating to the exercise of permitted development rights (Parts 6, 7, 11, 17, 19, 20, 21 to 24, 26, 30 and 31 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995).

8. Power to enter into agreement regulating development or use of land (Section 106 of the Town and Country Planning Act 1990).
9. Power to issue a certificate of existing or proposed lawful use or development (Section 191(4) and 192(2) of the Town and Country Planning Act 1990).
10. Power to serve a completion notice (Section 94(2) of the Town and Country Planning Act 1990).
11. Power to grant consent for the display of advertisements (Section 220 of the Town and Country Planning Act 1990 and the Town and Country Planning (Control of Advertisements) Regulations 1992).
12. Power to authorise entry onto land (Section 196A of the Town and Country Planning Act 1990).
13. Power to require the discontinuance of a use of land (Section 102 of the Town and Country Planning Act 1990).
14. Power to serve a planning contravention notice, breach of condition notice or stop notice (Sections 171C, 187A and 183(1) of the Town and Country Planning Act 1990).
15. Power to issue a temporary stop notice (Section 171 of the Town and Country Planning Act 1990).
16. Power to issue an enforcement notice (Section 172 of the Town and Country Planning Act 1990).
17. Power to apply for an injunction restraining a breach of planning control (Section 187B of the Town and Country Planning Act 1990).
18. Power to determine applications for hazardous substances consent, and related powers (Sections 9(1) and 10 of the Planning (Hazardous Substances) Act 1990 (c.10)).
19. Duty to determine conditions of which old mining permissions, relevant planning permissions relating to dormant sites or active Phase I or II sites or mineral permissions relating to mining sites, as the case may be, are to be subject (paragraph 2(6)(a) of Schedule 2 of the Planning and Compensation Act 1991, paragraph 9(6) of the Schedule 13 of the Environment Act 1995 (c.25) and paragraph 6(5) of Schedule 14 to that Act).
20. Power to require proper maintenance of land (section 215(1) of the Town and Country Planning Act 1990).
21. Power to determine application for listed building consent, and related powers (sections 16(1) and (2), 17 and 33(1) of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990 (c.9).
22. Power to determine applications for conservation area consent (section 16(1) of the Planning (Listed Buildings and Buildings in Conservation Areas Act 1990, as applied by section 74(3) of that Act.)
23. Duties relating to applications for listed building consent and conservation area consent (sections 13(1) and 14(1) and (4) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and regs 3 to 6 and 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 S.I. 1990/1519) and paragraphs 8,15 and 26 of the Department of Environmental, Transport and the Regions circular 01/01).

24. Power to serve a building preservation notice, and related powers (sections 3(1) and 4(1) of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990).
25. Power to issue enforcement notice in relation to demolition of listed building in conservation area (section 47 and 48 of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990).
26. Powers to acquire a listed building in need of repair and to serve a repairs notice (section 47 and 48 of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990).
27. Power to apply for an injunction in relation to a listed building (section 44A of the Planning (Listed Buildings and Buildings in Conservation Areas) Act 1990).
28. Power to execute urgent works (section 54 of the Planning (Listed Buildings and Conservation Areas) Act 1990).
29. Power to authorise stopping up or diversion of highway (section 247 of the Town and Country Planning Act 1990).
30. Power to authorise stopping-up or diversion of footpath, bridleway or restricted byway (section 257 of the Town and Country Planning Act 1990).
31. Power to extinguish public rights of way over land held for planning purposes (Section 258 of the Town and Country Planning Act 1990).
32. Powers relating to the protection of important hedgerows (the Hedgerows Regulations 1997 (S.I. 1997/1160)).
33. Powers relating to the preservation of trees (sections 197 to 214D of the Town and Country Planning Act 1990 and the Trees Regulations 1990 (S.I. 1999/1892)).
34. Powers relating to complaints about high hedges (Part 8 of the Anti-Social Behaviour Act 2003).
35. Power to include modifications in other orders (Section 53A of the Wildlife and Countryside Act 1981).
36. power to revoke or modify planning permission (Section 97 Town and Country Planning Act 1990)

Code of Conduct

The committee must follow the council's Code of Conduct for Councillors and Officers dealing with development control and other appropriate planning matters (in part 5 of the constitution).