



Bristol City Council
Minutes of Development Control Committee A
Wednesday 3 December 2014 at 2.30 pm

Members:-

(A) Denotes absence (P) Denotes present

Labour	Liberal Democrat	Conservative	Green
Councillor Breckels (P) Councillor Khan (P) Councillor Milestone (A) Councillor Pearce (A) Councillor C Smith (P)	Councillor Hance (P) Councillor Woodman (P) Councillor Wright (A)	Councillor Eddy (P) Councillor Lucas (P) Councillor Quartley (P)	Councillor Telford (P)

1. Apologies for absence

Apologies were received from Councillors Milestone, Pearce and Wright, Councillor Morgan substituted for Councillor Wright.

2. Declarations of interest

None declared.

3. Minutes

Resolved - that the Minutes of the Development Control Committee A meeting on the 5 November 2014 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.

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 a decision. *(A copy of the public forum statements are held on public record in the Minute Book).*

7. Planning and development

The Committee considered a report of the Service Director, Planning (agenda item no. 7) considering the following matters:-

(1) Application No. 14/04758/F - Site ND5 3 Glass Wharf Bristol BS2 0EL (Lawrence Hill Ward)

Seven storey Class B1 office building over ground floor (Classes A1, A3 and B1 uses) with semi-basement car parking, rooftop plant, and ancillary soft and hard landscaping. (Major application)

The Case Planning Officer gave a detailed presentation on the application and drew Members attention to the Amendment Sheet, circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web site). The officer added that additional information on contamination had been received, which meant that the proposed conditions required amendment. Also, an acceptable revised landscape plan had been submitted, the implementation of which would have to be secured by condition.

The Committee welcomed the proposal and on being put to the vote it was unanimously -

Resolved - that permission be granted subject to legal agreement, the conditions and advices listed in the report, the amendment sheet and as verbally updated.

**(2) Application No. 14/04262/FB - New Cut New Bridge Coronation Road/Cumberland Road Bristol (Southville Ward)
New bridge to be constructed over River Avon New Cut, immediately opposite Camden Road, Southville**

The Committee had attended an informal site visit in respect of this application prior to the meeting.

The Case Planning Officer gave a detailed presentation on the application and drew Members attention to the Amendment Sheet, circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web site). Since publication of the amendment sheet one further objection to the proposal had been received and one further condition added in respect of foundation work risk assessment to be undertaken.

In considering the proposal some members expressed concern about the design of the scheme. During the subsequent debate the majority of the Committee members concluded that the benefits of a new cycling/foot bridge at this location in promoting a sustainable transport link to the city outweighed these concerns. It was generally agreed that concerns regarding the colour scheme of the surfacing be delegated to planning officers to finalise, having regard to the comments made by members.

It was moved and seconded that Application No. 14/04262/FB be approved. On being put to the vote there were nine in favour and one against.

Resolved - that permission be granted subject to the conditions and advices listed in the report and the amendment sheet (as amended).

**(3) Application No. 14/00899/F - 43 Nevil Road Bristol BS7 9EG
(Bishopston Ward)
Conversion of existing doctors surgery into 5 residential apartments along with associated extensions and modifications**

The Case Planning Officer gave a detailed presentation on the application.

In considering this proposal some members expressed concern about pressure this development might have on car parking in the area. Concern was also expressed that this was an over development for the site. The Case Officer emphasised that the proposed development would not raise any unacceptable residential amenity issues. It was further suggested that more cycle spaces be provided and that the site be excluded from any future proposals for a residents parking scheme (RPS). The Case Officer confirmed that it would be possible to increase cycle space provision by two extra spaces and that an advice note could be added regarding future exclusion from a possible RPS.

It was moved and seconded that Application No. 14/00899/F be approved subject to a Condition requiring seven cycle parking spaces and an advice note in respect of

the site being excluded from any future RPS. On being put to the vote there were eight in favour and two against.

Resolved - that permission be granted subject to the conditions and advices listed in the report, an additional or amended Condition requiring seven cycle parking spaces and an advice note in respect of the site being excluded from any future RPS.

**(4) Application No. 13/04748/F - land to rear of Redfield Leisure Centre 163A Church Road Redfield Bristol BS5 9LA (Easton Ward)
Remove existing 5-A-side astro pitch to allow for 10 No 3-bedroom terrace dwellings with associated private parking and allocated private front and rear gardens**

The Case Planning Officer gave a detailed presentation on the application and drew Members attention to the Amendment Sheet, circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web site). An additional objection to the scheme had also been received, as had an amended site plan.

The Committee acknowledged the level of public interest regarding the proposed development. During the debate a dichotomy of views became apparent regarding the loss of the community facility versus benefits the development would bring having regard to its potential provision of family housing, affordable housing and contribution towards a mixed and balanced community.

After further consideration it was moved and seconded that the Application No. 13/04748/F be refused on the grounds of loss of community facility.

On being put to the vote there were five in favour and five against the motion.

The Chair then exercised his casting vote in favour of the motion to refuse the Application.

Resolved - that permission be refused on the grounds of loss of community facility.

**(5) Application No. 14/02598/F - land to rear of 11 Eldon Terrace Bristol BS3 4NZ (Windmill Hill Ward)
Proposed demolition of existing workshop and the erection of 2 no. 3-bedroom Properties**

The Case Planning Officer gave a detailed presentation on the application.

The Committee acknowledged that the application site had attained the principle of residential development resulting from a previously approved planning application in

2008. Some members however felt that this particular development was over intensive and over looked other properties in the area.

The case officer reminded members that the proposal was considered to be acceptable in respect of principle, transport, contaminated land and sustainability subject to detailed conditions.

To address the concerns of overlooking and loss of privacy the Committee considered a suggestion to remove the two rear velux windows serving the store room that were of concern, acknowledging that they were already conditioned to be obscured and non-opening.

It was then moved and seconded that Application No. 14/02598/F be approved subject to an additional condition securing the removal of the rear velux windows serving the store room.

On being put to the vote there were seven in favour and three against.

Resolved - that permission be granted subject to the conditions and advices listed in the report and an additional condition securing the removal of the rear velux windows serving the store room.

(Councillor Eddy left the meeting at this point)

**(6) Application No. 14/03677/K - land east of Coldharbour Lane Stoke Gifford Bristol South Gloucestershire BS16 1UX
Request for comment on application in adjoining authority for the development on 14.8 hectares of land seeking outline permission for the erection of up to 550 no. dwellings with associated infrastructure to include full permission for Phase I of development, consisting of the erection of 282 no. dwellings (of the 550 no. total), 250m² of Retail and/or Community Meeting Space (mixed Class A1 Retail / Class D2 Assembly and Leisure), site access/spine road, car parking, open space, landscaping and drainage**

The Case Planning Officer gave a detailed presentation on the application which had been submitted to South Gloucestershire Council and drew Members attention to the Amendment Sheet, circulated at the meeting, which detailed changes since publication of the original report (copies of which are contained in the Minute Book and are on the Council's web site).

The Committee supported the views of both the planning and highway officers and their reasons for objecting to this proposal.

On being put to the vote it was unanimously -

Resolved - that South Gloucestershire Council be recommended to refuse the Application for the reasons listed in the report.

(7) Application No. 14/00851/K - land at Cribbs Causeway Almondsbury Bristol South Gloucestershire

Request for comments on an application submitted to an adjoining authority: Mixed use development of 51.49 hectares of land comprising: up to 1,000 new dwellings (Use Class C3); a 36-bed Extra Care Home (Use Class C2); a mixed use local centre including a food store up to 2000 sq.m gross floor area (Use Classes A1, A2, A3, A4, A5, B1, D1, D2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Outline application

The Case Planning Officer gave a detailed presentation on the application which had been submitted to South Gloucestershire Council.

The Committee supported the view of the planning officer reasons for objecting to this proposal.

On being put to the vote it was unanimously -

Resolved - that South Gloucestershire Council be recommended to refuse the Application for the reasons listed in the report, and additionally because it is contrary to paragraph 27 of the National Planning Policy Framework.

(The meeting ended at 4.45 pm)

CHAIR