



Bristol City Council
Minutes of Development Control Committee A
Wednesday 2nd September 2015 at 2 pm

Members:-

(A) Denotes absent (P) Denotes present

Labour	Liberal Democrat	Conservative	Green
Councillor Holland (P) Councillor Khan (A) Councillor Pearce (P) Councillor Phipps (A) Councillor Shah (P) (part)	Councillor ? (vacancy) Councillor Wright (A)	Councillor Abraham (P) (Chair) Councillor Budd (P) Councillor Lucas (P)	Councillor Fodor (P) Councillor McMullen (P)

1. Apologies for absence

Apologies were received from Councillor Khan, substitute Councillor Mead; Councillor Phipps, substitute Councillor Means; and Councillor Wright, substitute Councillor Morgan.

It was also noted that Councillor Cook has resigned from being a Member of the Committee.

2. Declarations of interest

Agenda Item No. 7 (7) 15/01870/F Land south of Welsford Avenue – Councillor Lucas stated that he is a Governor of Colston's School and would not participate in this Item.

3. Minutes

Resolved - that the Minutes of the Development Control Committee A meeting on the 3rd June 2015 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.

The Representative of the Service Director, Planning reported on an appeal that had been upheld in relation 33 – 49 Victoria Street and a condition imposed by the Committee against the recommendation of the Officers. He also noted that costs had been awarded.

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 its decisions. (A copy of the public forum statements are held on public record in the Minute Book.)

7. Planning and development

The Committee considered the following reports of the Service Director, Planning (agenda item no. 7) considering the following matter(s):

**(1) 15/02453/H - 63 Kingsdown Parade
Proposed single storey garage with flat, green roof over.**

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

Following a debate Councillor Abraham moved the recommendations and Councillor Means seconded this motion.

It was

Resolved – (voting 10 for, 0 against) that planning permission be granted subject to the conditions set out in the report.

(2) 15/01736/F - 28-30 Eldon Terrace

Construction of 3 no 3 bed town houses, accessed from Cotswold Road North.

The Planning Case Officer gave a detailed presentation on the application. She also drew attention to the Amendment Sheet and advised that contamination conditions would be attached to any approval.

It was noted that a lot different developments have already been approved in the area.

Following a debate Councillor Abraham moved the recommendations and Councillor Lucas seconded this motion.

It was

Resolved – (voting 9 for, 0 against, 1 abstention) that planning permission be granted subject to the conditions set out in the report as well as relevant contamination conditions and the Amendment Sheet.

(3) 15/03320/F - 26 Eldon Terrace

Construction of 2 bedroom house on land to the rear of 26 Eldon Terrace.

The Planning Case Officer gave a detailed presentation on the application. She also drew attention to the Amendment Sheet and advised that contamination conditions would be attached to any approval.

Following a debate Councillor Abraham moved the recommendations and Councillor Lucas seconded this motion.

It was

Resolved – (voting 9 for, 0 against, 1 abstention) that planning permission be granted subject to the conditions set out in the report as well as relevant contamination conditions and the Amendment Sheet.

(4) 14/03770/F 14/03771/LA - 37 - 39 & 41 Corn Street

Change of use of first to sixth floors of 37-39 & 41 Corn Street from office accommodation (Use Class B1) to Student Residential Accommodation (Sui Generis). Change of use of basement and rear of ground floor of 37-39 Corn Street from a restaurant (Use Class A3) to Student Residential Accommodation (Sui Generis). Change of use of part of basement of 41 Corn Street from ancillary storage in association with office floorspace to refuse store, cycle store and plant rooms in association with proposed student accommodation. Remodelling of mansard roof, demolition of lift motor room and creation of additional storey on flat roof at the rear 37-39 Corn Street. Remodelling of plant room and construction of roof extension at seventh floor level, removal of rear

structural bay at first floor, rear extension at fifth and sixth floor level to 41 Corn Street. External alterations to principal facade of 41 Corn Street. Connection of two buildings with new openings on first to fifth floors, and associated internal refurbishment works. Scheme to provide 100 studio apartments in total (Major application).

The Planning Case Officer gave a detailed presentation on the application. He confirmed that condition 3 relating to noise insulation measures would have to be met before the building could be occupied. He also advised of the following verbal amendments:

Amendment of condition 3 of 14/03770/F
Additional plan added to 14/03771/LA
Revised plan both apps PA70 B

During the debate the following points were made:

- It is important that noise issues are satisfactorily resolved before the building is occupied
- It is important that the student accommodation and the bar can co-exist
- There does not appear to be enough co-operation between the applicants and bar operator
- Noise from loud premises can be difficult to mitigate
- A community involvement statement has been submitted
- Concerns about transport and energy
- A Refuse Management Plan is to be in place

Following the debate Councillor Abraham moved the recommendations and Councillor Holland seconded this motion.

It was

Resolved – (voting 6 for, 4 against) that planning permission be granted subject to the conditions set out in the report and the amendments announced at the Meeting - Amendment of condition 3 of 14/03770/F, Additional plan added to 14/03771/LA and Revised plan both apps PA70 B.

**(5) 15/02608/F - 19 Red House Lane, Bristol, BS9 3RY
Erection of new two storey dwelling.**

The Planning Case Officer gave a detailed presentation on the application. He also drew attention to the Amendment Sheet.

During the debate the following points were made:

- The existing area was not very dense
- The corner location of the plot helped make the proposal acceptable

Following the debate Councillor Holland moved the recommendations and Councillor Abraham seconded this motion.

It was

Resolved – (voting 8 for, 2 against) that planning permission be granted subject to the conditions set out in the report and the Amendment Sheet.

Councillor Shah joined the Meeting.

**(6) 15/01298/F - Wellspring Healthy Living Centre
Proposed two storey extension to the eastern elevation to extend accommodation for the GP's surgery and provide new accommodation for the Avon Mental Health Partnership. Two storey extension to the western elevation to extend the existing dentist facilities and create an office and consultation room at ground floor. External works to improve parking provision. New cycle store proposed in courtyard.**

The Planning Case Officer gave a detailed presentation on the application. She also drew attention to the Amendment Sheet.

Following a debate Councillor Abraham moved the recommendations and Councillor Lucas seconded this motion.

It was

Resolved – (voting 11 for, 0 against) that planning permission be granted subject to the conditions set out in the report, along with a requirement to amend the parking layout and the Amendment Sheet.

Councillor Lucas took no part in the next item.

**(7) 15/01870/F - Land south of Welsford Avenue, Stapleton
Erection of 12 no. three and four bedroom dwellings with associated parking, landscaping and vehicular access from Welsford Avenue (Major application).**

The Planning Case Officer gave a detailed presentation on the application. She also drew attention to the Amendment Sheet.

The Representative of the Service Director, Planning confirmed that the application be determined that day even though some technical discussion is ongoing.

During the debate the following points were made:

- The Policy is clear and has only recently been introduced; it provides the grounds for refusal
- The open space should be protected
- The site is close to the river and there is a risk of flooding

- The public has only relatively recently been consulted on the adopted Policy and their views should not be ignored
- There is no reason to defer a decision on the application

Following the debate Councillor Mead moved the recommendations and Councillor McMullen seconded this motion.

It was

Resolved – (voting 10 for, 0 against) that the application be refused for the reasons set out in the report.

(The meeting ended at 5.00 pm)

CHAIR