



## Development Control Committee B

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**Date of Meeting: Wednesday 17 December 2014**

**Time: 6 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:-

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Postcode for satnav purposes is BS1 5UY.



## 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 2pm on 12<sup>th</sup> November 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 Tuesday 11<sup>th</sup> December 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 16 December 2014.**

The notice should be addressed to the Democratic Services Section, 4<sup>th</sup> Floor Clifton Wing, Brunel House, St George's Road, P O Box 3176, Bristol. BS3 9FS or email - [democratic.services@bristol.gov.uk](mailto: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 Recommendation	Application No/Address/Description
1	Cabot	Grant Subject to Legal Agreement	Application Number 14/04746/M Wapping Wharf D, E, F, G, Wapping Road, Bristol BS1 5RN Application for approval of reserved matters following outline approval 11/01842/R (Extension of time limit for Outline planning permission 04/04126/P) for the redevelopment of the site, including demolition works, to provide a mixed use scheme of residential, retail, office, community workspace, hotel and leisure uses (Classes C1, C2, C3, A1, A2, A3, B1, D1, D2) with associated infrastructure, landscaping works and car parking. (Major application).
2	Clifton	Approve	Application Number 14/04983/FB – Merchants Dock, Rownham Mead, Bristol The proposal is to increase the width of the walkway, which runs between the entrance to the former Merchant's Dock and the Rownham Mead Development by 3 Metres
3	Clifton	Grant	14/04812/F – The Pump House, Merchants Road, Hotwells Bristol BS8 4PZ – Pedestrian and Cycling Link Across the Junction Lock To Include New Structures Across The Southern Lock, Modifications To The Existing Swing Bridge, Partial Demolition of the Pump House Boundary Wall and Protecting Buffer To the North Entrance Lock
		Grant	14/04813/LA – The Pump House, Merchants Road, Hotwells Bristol BS8 4PZ – Pedestrian and Cycling

			Link Across the Junction Lock to Include New Structures Across the Southern Lock, Modifications to the Existing Swing Bridge, Partial Demolition of the Pump House Boundary Wall and Protecting Buffer to the North Entrance Lock
4	Frome Vale	Grant	Application Number 14/03815/F – Stapleton Allotments, Stoke Lane, Stapleton, Bristol Erection of New Fencing, Community Building and Storage Container at Stapleton Allotments. Proposed Revised Car Parking and Alterations to Access
5.	Avonmouth	Grant	Application Number 14/03974/F – Part of the Former Sevalco Site, Chitting Road, Bristol BS11 0YU Development of a Renewable Energy Plant Producing Diesel, Carbon Black and Liquid Petroleum Gas (LPG) From End-of-Life Tyres. Development to Involve a Tyre Storage Facility Plant To Grind And Process End-of-Life Tyres (To Produce Rubber Crumb and Steel) Thermodynamic Cracking Unit (Using the Crumbed Tyres) Which Will Convert Into Synthetic Diesel Oil and LPG To Be Stored In Three On-Site Tanks (2 for diesel and 1 for LPG) and Carbon Black to be Removed Off-Site for Recycling. Part of the Diesel Will Be Sold As Waste Oil and Part Used To Fuel Diesel Generators To Produce Electricity For The National Grid. There will be Two Fume Stacks and a Connection To the Sub-Station Switchroom On Site. Development will also provide ancillary office/staff facilities, landscaping, parking for vehicles and cycles, and access and egress (Major Application)
6.	St George West	Grant	Application Number 14/05072/F – 44 Bellevue Road, St George, Bristol BS BS5 6DS New Dwelling C3 on Land to The Rear of 44 Bellevue Road

7. Clifton Grant Application Number 14/01990/F –  
4 Worcester Crescent, Bristol BS8  
3JA  
Retrospective application for the  
Formation of a Vehicular  
Access/Opening, Together with the  
Installation of Gates to Rear  
Boundary (Clifton Park Road) and the  
Formation of a Hard Standing Area

**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.

**8. Date of Next Meeting**

The next meeting is scheduled for **2pm on Wednesday 4<sup>th</sup> February 2015.**

## Public Information Sheet

### Emergency Evacuation Procedure

#### **Brunel House Emergency Evacuation Plan**

In an emergency, evacuate the building using the nearest fire exit unless advised otherwise by the Chief Fire Warden or emergency services.

#### **Fire Assembly Area**

The assembly point is at the top of the Brandon Steep in the park area (or as advised by the Chief Fire Warden).

#### **Fire Alarm Tests**

Fire alarm is tested for no more than 15 seconds on each Tuesday at 9.30 am.

### Public Access Information

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)**

Committee meetings are open to the public and a limited amount of seating is available in each meeting room. You may however be asked to leave the meeting if any “exempt” (private) business is considered. This will normally be shown on the agenda.

#### **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](http://www.bristol.gov.uk)

You can also inspect papers at Brunel House Reception, St George’s Road, Bristol BS1 5UY.

#### **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.

Committee rooms in Brunel House 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 headset. 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 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](mailto:democratic.services@bristol.gov.uk) or sent to Bristol City Council, Democratic Services Section, 4<sup>th</sup> Floor Clifton Wing, Brunel House, PO Box 3176, Bristol BS3 9FS (Postcode for satnav purposes is 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 printed for 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 as supporting paperwork.

**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 (and is 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.

## 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](http://www.bristol.gov.uk)

If you wish to view the Register of Interest of any Co-optee please contact the Democratic Services Officer.

## 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 mean 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.