



Agenda Item No: 3a

Bristol City Council
Minutes of Development Control Committee B
Wednesday 4th February 2015 at 4.00pm

Councillors Present: -

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

Officers in Attendance: -

Zoe Willcox, Patricia Jones, Paul Chick and Nigel Butler.

1. Apologies for Absence

Apologies for absence were received from Councillor Woodman.

2. Declarations of Interest

There were none.

3. 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.

4. Minutes of the meeting held on 17th December 2014

Resolved – that the Minutes of the meeting held on the 17th December 2014 be confirmed as a correct record and signed by the Chair.

5. Appeals

It was noted that 2 of the 9 appeal decisions listed at pages 7 and 8 had been allowed. Both were delegated and relatively small applications with no policy or strategic implications.

It was noted that items of interest could be tracked on the website and automatic updates would be provided.

6. Enforcement

The report was noted (including the duplication of items 4 and 5).

7. Planning and Development

Application No. 14/05069/F 5 Maggs House 78 Queens Road Clifton Bristol BS8 1QU : Change of use of a ground floor retail unit (A1) to a restaurant (A3)

The representative of the Service Director (Planning) provided an overview of the issues affecting the application and the principle considerations to be taken into account in reaching a decision. Using a slide presentation, attention was drawn to the site location plan and aerial photographs of the neighbouring units and locality.

In response to consultation, 12 written representations were received objecting to the proposals on the grounds listed at page 2 of the report.

The committee heard that the proposal had been considered against the relevant policies of the Development Plan. It was noted that if a change of use was granted, A1 retail would continue to be the dominant use along the frontage. As such, the vitality and viability of the area would not be undermined and an appropriate balance of uses would be provided in line with policies BCS7 of the Core Strategy and Policy DM8 of the Bristol Site Allocations and Development Management Policies.

The proposal was also considered acceptable in terms of amenity and highway safety and therefore satisfied Policy DM10.

The Committee was invited to approve the application with the conditions relating to hours of use, odour and noise insulation set out in detail in the report.

Discussion followed. It was suggested that the committee had not been given the opportunity to review the pre-conditions of the proposed planning consent and not enough weight had been given to the impact of the proposal on residents living in close proximity to the premises.

However the committee was largely in favour of approval given the employment opportunities the proposal would bring and its contribution to the vitality of the area.

In conclusion, it was moved by the Chairman, seconded by Colin Smith and on being put to the vote (10 voting in favour and 1 against): -

RESOLVED - that that permission be granted subject to the conditions and advices as set in the officer's report.

The Chair advised the Committee that the scheduling/timing of large applications would be considered at the next meeting of DC Leads on 24th March. In the meantime, members were invited to contact the Chair with their views.

(the meeting ended at 4.40pm)