



Agenda Item No: 3

**Bristol City Council
Minutes of Development Control Committee B
Wednesday 28th October 2015 at 6.00pm**

The Watershed, Harbourside, Bristol.

Councillors Present:-

Ani Stafford-Townsend (Chair), Fabian Breckels, Margaret Hickman, Olly Mead, Anna McMullen, Eileen Means, Glenise Morgan, Bill Payne, Kevin Quartley, Chris Windows.

Officers in attendance:-

Gary Collins, Patricia Jones, Ben Burke and Peter Insole.

16. Apologies for absence

Apologies for absence were received from Councillor Eddy, Councillor Denyer and Councillor Leaman. Councillor McMullen attended as substitute for Councillor Denyer.

17. Declarations of Interest

None.

18. Minutes

Resolved – that the Minutes of Development Control B Committee held on the 16th September 2015 be confirmed as a correct record and signed by the Chair.

(It was recognised that more than one councillor will often indicate to second a motion and on the basis that only one name is required, the clerk will record only one name).

19. Appeals

Item 7 - Zero Degrees, 53 Colston Street, BS1 5BA

The Committee was updated on the status of Item 7 which was considered last year by Development Control Committee A and refused on the grounds of amenity. Following a hearing in September, it was noted that the appeal was allowed but no costs were awarded against BCC on the basis that the authority had correctly applied its case and reached reasonable conclusions.

Item 23 – Land Located Between Nos. 5 & 11 Bramble Drive, Sneyd Park, Bristol BS9 1RE

An appeal had been lodged against the decision to refuse and would be dealt with by way of written representations. The committee would be notified of the outcome in due course.

20. Enforcement

No new enforcement notices had been served.

21. Public Forum

Statements were heard before the respective 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.

22. Planning and Development

[15/03532/F](#) & [15/03533/LA](#) - **Guildhall Broad Street Bristol BS1 2HL**

Proposed change of use and extensions to provide a hotel (C1 Use Class) with 92 suites, a spa at basement level and a restaurant, and conference and event space at ground floor level. The extensions include a two-storey roof extension to the Guildhall building with a pool and associated facilities at roof level; a single storey rear roof extension to 12 Broad Street (currently Citizens Advice Bureau Offices).

Attention was drawn to the Amendment Sheet, detailing changes since the publication of the original report. Although not circulated in advance of the meeting, the Committee indicated they were happy to proceed with the officer's verbal update. A copy of the Amendment Sheet is attached as Appendix 1 to the Minutes.

With detailed reference to the key issues set out in the officer report, the representative of the Service Director (Planning) provided a presentation of the application.

In brief, it was reported that the proposal for a high quality hotel would bring significant benefit to tourism, leisure and entertainment in the city. The scheme was described as being of a very high standard, restoring and preserving the architectural and historical significance of the Listed Buildings, whilst minimising the impact on the Listed Building and Conservation Area. It was acknowledged that the proposal has been identified as resulting in some harm to the Listed Building and Conservation Area. However, the committee heard that this was fully mitigated by the substantial public benefits of bringing the buildings back into use, increasing public access to the site, as well as reinstating original features and internal spaces.

The committee was also invited to note that the proposal would significantly contribute to the renaissance and regeneration of the Old City.

In conclusion, both the planning application and listed building applications were recommended for approval, subject to conditions.

Below is a summary of the ensuing discussion:-

- The officer was commended for his written report and there was general agreement that the committee had a better understanding of the scheme and its impact following the presentation.
- Members indicated that the loss of the 1960's courtroom as a result of internal alterations was regrettable. However it was accepted that this was inevitable to achieve the scheme.
- The committee was encouraged that the scheme could in principle achieve BREEAM excellent. It was confirmed that the agent had been asked to

consider the options to increase a 5% reduction in carbon emissions but this would have to be delivered through PV panels which were not suitable generally for this scheme because of heritage constraints.

- A raft of measures would be put in place to ensure the sensitive handling of any significant archaeology that came to light during construction. Conditions would also require archaeological results to be published. Following a request by the committee, officers would explore the possibility of an appropriate exhibition at either M Shed or the City Museum.
- Public access through the courtyard space was seen as a particular benefit.
- It was reported that the developer had responded to the concerns of the Victorian Society and the metal cladding for the main extension had been changed to glass panels to minimise the extension's impact.
- It was placed on record by Councillor Morgan that the lack of formal consultation with the Bristol Neighbourhood Planning Network was regrettable.
- It was understood that plans for the Citizen's Advice Bureau to move to Fairfax Street were progressing.
- Officers confirmed that a BREEAM rating of very good would only be acceptable if it is fully demonstrated that the highest rating within that rating cannot be achieved as a result of heritage constraints. The required BREEAM level of Excellent would be secured by means of condition.
- Officers provided an overview of the Disabled access through the site. The Bank of England was the only inaccessible part of the site on account of an historic staircase. All facilities were accessible and DDA compliant. The importance of appropriate signage for older people and people with dementia was emphasised.
- The ability to remove the proposed new corridor with mezzanine accommodation above at a future date would be reserved by condition.
- A proposal to include Disabled access as an issue for consideration in future planning report would be considered at the next meeting of the Development Control Chairs and Lead Members.
- It was confirmed that potential noise and disturbance could be mitigated to a high level whilst retaining the fabric of the listed building. An acoustic report was required by condition.
- Whilst the site was close to transport links and buses, although there was no scope to provide on-site Disabled parking, there were many other options and the applicant should consider including valet parking.

In conclusion, it was moved by Councillor Quartley, seconded by Councillor Breckels on being put to the vote, unanimously:-

RESOLVED - that the applications for Full Planning and Listed Building Consent be granted.

(the meeting ended at 7.20pm)

CHAIR