

Development Control B Committee Agenda



Date: Wednesday, 1 September 2021

Time: 2.00 pm

Venue: The Council Chamber - City Hall, College Green, Bristol, BS1 5TR

Distribution:

Councillors: Ani Stafford-Townsend (Chair), Chris Windows (Vice-Chair), Lesley Alexander, Fabian Breckels, Andrew Brown, Amirah Cole, Tony Dyer, Zoe Goodman and Guy Poultney

Copies to: Gary Collins, Laurence Fallon, Matthew Cockburn, Jeremy Livitt, Luke Phillips, Natalie Queffurus and Stephen Rockey

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Date: Tuesday, 31 August 2021

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Agenda

7. Public Forum

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:

(Pages 4 - 104)

Questions:

Written questions must be received three 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 Wednesday 25th August 2021.**

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 Noon on Tuesday 31st August 2021.**

The statement should be addressed to the Service Director, Legal Services, c/o The Democratic Services Team, City Hall, 3rd Floor Deanery Wing, College Green,
P O Box 3176, Bristol, BS3 9FS or email - democratic.services@bristol.gov.uk

Members of the public who wish to present their public forum statement, question or petition at the zoom meeting must register their interest by giving at least two clear working days' notice prior to the meeting by **2pm on Friday 27th August 2021.**

PLEASE NOTE THAT IN ACCORDANCE WITH THE NEW STANDING ORDERS AGREED BY BRISTOL CITY COUNCIL, YOU MUST SUBMIT EITHER A STATEMENT, PETITION OR QUESTION TO ACCOMPANY YOUR REGISTER TO SPEAK.

In accordance with previous practice adopted for people wishing to speak at Development Control Committees, please note that you may only be allowed 1 minute subject to the number of requests received for the meeting.

10. Amendment Sheet

(Pages 105 - 106)



**List of People Requesting to Speak – Public Participation – DC B Committee –
2pm on Wednesday 1st September 2021**

**DEADLINES: 5pm on Wednesday 25th August 2021 (Questions), 2pm on Friday
27th August 2021 (Public Participation), 12pm on Tuesday 31st August 2021
Statements)**

A – Romney House

A1 – Councillor Don Alexander

A2 – Katherine Hill

A4 – David Smith

A5 – Stephen Baker

A6 – Ronny Popat

A7 – Tim Hills

A8 – Charlotte Taylor-Drake

**B – 1 Milsom Street (Application 21/02372/H – Application 21/02373/H is
withdrawn)**

B1 – ANK

B2 – ALK

B3 – TK

B4 – ASK

B5 – ZK

B6 – MM

B7 – Oliver Matthews

C – Land At Home Gardens

C2 – Julian Politho

D – Land At Access 18, Avonmouth

D1 – Councillor Don Alexander

Public Forum

D C Committee B

2pm on 1 September



1. Members of the Development Control Committee B

Councillors: Ani Stafford-Townsend (Chair), Chris Windows (Vice-Chair), Fabian Breckels (Labour Group Spokesperson), Andrew Brown (Liberal Democrat Group Spokesperson), Lesley Alexander, Amirah Cole, Tony Dyer, Guy Poultney, Zoe Goodman

2. Officers:

Gary Collins - Development Management, Peter Westbury, Zoe Willcox, Matthew Cockburn, Luke Phillips, Stephen Rockey, Laurence Fallon, Jeremy Livitt

		Statements/Petitions	
Statement Or Petition	Request To Speak Made Where Indicated S = Speaker	Name	Application
A1	S	Councillor Don Alexander	20/05477/M – Romney House
A2	S	Katherine Hill	“
A3		Sejal Hampson	“
A4	S	David Smith	“
A5	S	Stephen Baker, Govan Homes	“
A6	S	Ronny Popat, Vistry Partnerships	“
A7	S	Tim Hills, The Conservation Volunteers	“
A8	S	Charlotte Taylor-Drake, Avison Young	“
A9		Mr Jason and Mrs Linda Gilbert	“
A10		Edward Walters	“
A11		Councillor Andrew Shore	“
B1	S	ANK	21/02372/H – 1 Milsom Street (21/02373/H – Withdrawn)
B2	S	ALK	“
B3	S	TK	“
B4	S	ASK	“
B5	S	ZK	“
B6	S	MM	“
B7	S	Oliver and Elia Matthews	“
B8		Christina Osborne	“
B9		Robert Wallace	“

B10		Thangam Debonnaire MP	“
B11		Dominic Ellison, WECIL	“
B12		Z Vicky	“
C1		Councillor Carla Denyer	20/00542/P – Land At Home Gardens
C2	S	Julian Bolitho	“
C3		Katherine Sneed, Director – Jigsaw Planning	“
C4		Mr and Mrs Solanki	“
C5		Audrey Remmert	“
C6		Anna Curtis	“
D1	S	Councillor Don Alexander	20/02903/P – Land At Access 18, Avonmouth
D2		Andrew Ross, Director - Turley	“
D3		Mark Pepper, Chair of Lawrence Weston Planning Forum	“
D4		Mark Ashdown, Bristol Tree Forum	“

STATEMENT NUMBER A1

This development is part of the council's response to the need for more social rent housing as well as wider regeneration in Lockleaze. It will go above and beyond policy requirements in both the amount of social housing and the sustainability of all the homes. The 'fabric first' approach requires high levels of insulation and all homes will be heated by air source heat pumps. Being a brownfield site it is able to generate a net gain in biodiversity. The meadow and linear park will be part of a wildlife corridor stretching from Stoke Park to Concorde. The economic input to the local area will be sizeable as would be expected from a contract value of over £50m. That's a lot of work for local SME's and an onsite training academy for 36 apprentices. There will also be benefits to the area's public and active travel infrastructure, and the number of residents once completed will greatly strengthen the case for better local bus and rail provision. Thank you.

Don Alexander, Bristol City Council Labour and Co-op councillor for Avonmouth & Lawrence Weston ward. Cabinet Member for Transport.

STATEMENT NUMBER A2

Abbreviations used in the following statement:

BCC Bristol City Council

SGCC South Gloucestershire County Council

As a local resident, I have been involved in trying to engage with BCC and their associated companies, to make a positive difference to the plans for my community, since the very start of the consultation process in 2017.

Disappointingly, throughout this entire time and the lengthy process involved, only a couple of minor changes have been made, which could be considered positive. I must, therefore, strongly object to the plans in their current format as they are designed to cause huge damage to the conservation area, Stoke Park and the homes and gardens of existing residents around the entire boundary.

From the outset, it has been acknowledged by all parties, that the site to be developed is subject to very difficult topography with significant height differences existing between the Romney House land and existing homes. In fact, the committee report makes reference as follows:

“Due to the level differences across the site a series of three sets of steps are proposed adjacent to Romney Avenue”.

Yes, you read that correctly - 3 sets of steps to reach the higher ground! Hopefully, you will be familiar with this major issue following your committee site visit.

Sadly, after 4 years, this issue remains unanswered and unresolved and we are left with a land height problem that does and will exist between the existing Cheswick development and the new Romney House Avenue housing, at the Eastern corner section in particular.

This is demonstrated very well in photograph number 3 on page 14 of the Design and Access Statement, where it is clear that the ground level to be developed, sits at the start of the first floor level of our homes on the far right side, where you can see the tops of our home are just visible.

This problem largely exists because "substantial portions of the eastern area were reformed with earth during the construction of nearby residential development", according to the planning statement application site and history section, which accompanied the outline planning application.

The section of Cheswick Village where houses 33-37 Long Wood Meadows were built was deemed to be "a visually sensitive edge to development" due to the lack of sufficient woodland coverage between the homes and Stoke Park. This same situation exists on the immediately adjacent land to be developed and I would strongly dispute BCC claims in various documents that the new homes would be 'well screened' or benefit from "significant tree coverage".

In essence documents from the Redrow planning consent, which I have provided to Bristol CC and the Mayors Office, demonstrate that Redrow were forced to dig down these houses at the top end of Long Wood Meadows, to avoid them being seen from the Stoke Park estate and beyond the M32. Emails from Redrow have also confirmed that this was a planning requirement due to the conservation area status and to prevent the homes being visible from the public rights of way within Stoke Park. This was categorically not a "design solution proposed by Redrow" as the officer's comment in report to committee tries to suggest.

We, therefore, have a situation where our homes had to be dug down, the land from this dig was relocated onto the adjacent land creating a significant height difference and now BCC are planning to build new homes on this higher land which will be massively visible from Stoke Park and tower over our homes.

BCC have been clear that they have no intention to dig down the land to remedy this issue, as this would have a financial implication. This is despite this same planning condition being imposed on Redrow with our existing homes and I see no reason why BCC would not hold their own development to the same standards previously imposed on private developers.

In February 2018, after early consultations, BCC commented on page 27 of their Statement of Community Engagement that "there has been a review of ground levels to minimise any impact on the existing houses along this boundary in Cheswick village".

It is now clear to see that the opposite is actually true, and far from minimising the impact on existing homes along the boundary, these plans are causing greater damage to the amenity of our homes and gardens than is necessary, due to the design chosen for the new homes.

For the last four years, the developers and planners have proudly outlined to us that 2 storey homes are being used around the boundary to prevent overbearing, loss of light and privacy issues.

It would, therefore, be totally reasonable to expect that these new homes would be designed with huge sensitivity to the difficult height issue, and would have a ridge height that would minimise this problem, and be in keeping with existing homes along the boundary.

You can imagine my horror to discover that my typical 2 storey home at 7.6 metres tall is having homes of 9.5 metres fully surrounding it. This means that the land height difference, combined with the additional roof height of the new homes, is creating a totally unnecessary overbearing situation of 2.66m. For some residents on the boundary at Hogarth Walk that is as high as 5.52 metres which is absolutely shocking.

These planned homes, at typically 9.5m tall, are the same height as a 2.5 or 3 storey home instead, making a total mockery of the premise of 2 storey homes being used.

Additionally, the committee report confirms that ceiling heights of 3m have been chosen for the new homes, despite their urban living standard requirement of 2.5m, which is entirely unnecessary if you are trying to minimise the impact on surrounding properties.

If one imagines that a home design, such as my own, was being built alongside Long Wood Meadows, then the land and ridge height difference would be less than one metre.

As this situation is echoed across the boundary I have to ask why then have homes been designed which are far taller in height than our own homes, hugely exacerbating a known and contentious issue?

It makes the overbearing, privacy and loss of light far worse and means that the homes are significantly more visible from Stoke Park than necessary.

I can assure you that the two storey homes designed by Redrow have no height issues internally and the ridge heights throughout Cheswick are all of a similar standard, other than, of course, anything taller than two storey.

I therefore see no requirement for a taller style 2 storey house to be designed for this new development and feel it can hardly be considered "low density" as is being claimed.

It strikes me, sadly, that far from the developers listening to local feedback and concerns and reacting accordingly, they have deliberately chosen a home design which creates a far greater problem for existing neighbouring homes given the topography of the site.

The information provided during the Reserved Matters consultation processes has been confused, incorrect and often missing vital detail, which I chased for many months. It has largely been technical drawings and documents which have been very difficult for the average person to understand and I remain extremely concerned that many local residents, myself included, have been unable to assimilate and properly digest the numbers and information provided. Part of these plans are in what can be considered a deprived area and the response from the residents of Lockleaze, in comparison to Cheswick Village, has been limited. This has led to a reduced number of comments as the process has evolved, and I am aware that many people have shied away from engaging in the application, despite their objection to the current plans.

I'm also afraid that many of the documents provided for this reserved matters application by the developers/planners are extremely misleading and hugely misrepresent the real picture.

The use of a three storey existing building in both the "proposed and existing site section AA, BB and CC", on the right hand side of the documents, is a manipulative cut of the landscape to show that the new homes will match those already present. But this is actually using homes on Danby Street, where the taller buildings are set much further back within the development of Cheswick Village, and are not fronting onto the green open spaces. This site section has entirely excluded our homes on Long Wood Meadows which would have highlighted the acute height difference that will exist. Likewise, the peaks of taller homes behind Long Wood Meadows have also been incorporated into site section EE & FF creating an illusion of height which is not an accurate representation of the homes on Long Wood Meadows in comparison to the new development.

The new homes being planned in their current format will directly front onto the green space of Stoke Park, tower over our homes on Long Wood Meadows and given their height, will undoubtedly have a significant impact on the views and appearance of the local green space and conservation area.

Bristol CC has a local green space policy which covers the Stoke Park estate and details:

"Development that results in harm to the Local Green Space's characteristics, appearance or role will not be permitted".

Likewise the land to be developed sits within the Stapleton and Frome Valley Conservation Area. The BCC Enhancement Statement confirms " that part of the Conservation Area presently comprising the Stoke Park, Purdown Hospital Estates and adjoining BCC owned recreation ground and playing fields, and Bridge Farm, represents an open landscape and is essential to the character of the Conservation

area and provides a green gateway into the city. Development altering this character will not normally be permitted".

I am of the firm opinion that the views from Stoke Park out towards Cheswick and Lockleaze are essential in maintaining the character and appearance of the local green space and conservation area. This means that the current Romney House plans with homes along the Stoke Park boundary which will be significantly more visible than our existing homes, contravene both of the policies mentioned above.

In fact, as a resident hugely affected by the development, I can see no evidence whatsoever of adherence to BCS21, specifically to 'safeguard the amenity of existing development'.

I also find just one mention of the nationally recognised Building for Life methodology, which relates to my own objection replayed in the report to committee. The Building for Life section 6 requires:

- 1) 'having regard to the height, layout, building line and form of existing development at the boundaries of the development site',
- 2) 'carefully consider views into the development'
- 3) 'thinking carefully about the roofscape'

BCC's Core Strategy section 4.21.15 states that "the Building for Life methodology offers a systematic way of demonstrating that the overall objectives and criteria in BCS21 have been addressed. Therefore, proposals for major development with a residential component should demonstrate how the development would deliver high quality design, with reference to the Building for Life assessment criteria'. I am extremely surprised that these important elements of Section 6 are being either ignored or overlooked by the relevant parties and the report to committee makes no reference to these standards.

I find the word 'height' has been mentioned 155 times in the report to committee and am astonished by the significant number of times the issue of topography, digging down and height issues is mentioned, whilst so little has been done to reduce the problem. It appears that the objections and issues may, as they claim, have been reviewed by the BCC planning department officers, but I am disappointed to find no efforts have been made to seek to minimise the problems that exist.

I believe that the comments throughout the report are indicative of a planning department too closely connected with BCC and their associated companies, like the developer. Frequently, comments are worded in an ambiguous way which reveals part of the truth but also hides some crucial facts. For example, in response to objections relating to the height of the 2 storey homes, the officer has chosen to comment on the comparison with an existing 3 storey home at 45 Danby Street, rather than our dug down 2 storey homes which will be affected by this same plot 013.

The overshadowing illustrative that has been provided actually confirms that these plots 013-016 will mean that my own garden starts to lose shade from 3pm onwards and by 5pm is entirely overshadowed, whilst at present I enjoy sunshine until much later into the evening.

My neighbour's garden at 37 Long Wood Meadows is one of two that do not meet the BRE guidelines on 21st March. The officer comments "As the afternoon approaches the shadows are starting to cast to the east and the side of the garden is partially shadowed. The majority of the garden to the rear would however remain unaffected from shadowing by the proposed development". According to the same overshadowing illustrative I have referred to above, this

statement is factually inaccurate as their garden too, will have total shade by 5pm given the geography and layout of the new homes.

The developers would have you believe that they have considered all possible options but recent UK housing stock would confirm otherwise and I strongly believe that alternatively designed homes could be built which would not impact in the way the current plans will.

I, personally, have been told by the developers that the 9.5m height is required for terraced homes, yet I find evidence in other local developments, which have already been approved by BCC for development, that this is not true. Documents on the portal for the Brunel Ford site on Muller Road ref 20/02800/FB, show terraced homes with a ridge height of 8.5m have been designed and Bonnington Walk ref 20/02523/FB also has terraced homes designed that are lower than 9.5m.

The huge issues which still exist with these plans, despite the four years of consultation, seem to lay bare the very heart of the problem with BCC being the land owner, developer and planning authority and causes me great concerns, given the huge financial interest for BCC.

The committee report section 8.87 acknowledges that in relation to overbearing “neighbours concerns here are fully understood given the majority of the site would be taller than existing neighbouring properties”.

Section 8.101 goes on to say that “officers acknowledge that the relationship of the proposed development against the existing residential properties at the boundaries of the development are not always ideal as a result of a challenging existing topography and proposed building heights. A degree of harm would be experienced in parts and the development, which is almost all higher than existing surrounding residential properties, would inevitably have an impact on these existing occupiers”.

It beggars belief that a planning department would not challenge this detail and insist that the new two storey homes fit the normal profile of a two storey home, particularly in view of the conservation area status of this land, adjacent green open spaces and challenging land involved. It's very obvious to say that the difference in terms of impact on neighbouring homes/gardens and Stoke Park between a normal two storey 7.6m home, like those found predominantly along the entire boundary, and a 9.5m home, as planned, is enormously detrimental.

It cannot be a coincidence that the only people you will find agreeing with the plans in their current format are those with any connection to BCC. There are so many objections from independent people and bodies - Sport England, SGCC officers and councillors, parish council, the local MP and local councillors both past and present along with many many residents.

It is significant to note that there are comments from two Conservation Officers within the recorded portal documents - one being a BCC officer and one being an SGCC officer but both clearly doing the same role. I must ask you how is it possible that they have reached entirely opposing conclusions on the suitability of these plans?

The SGCC officer concludes that “it remains the case that the application fails to meet the requirements of paragraph 189 of the NPPF and arguably neither paragraph 200”. The BCC officer states that “the proposals would be acceptable when assessed against the NPPF policies”. Clearly, they cannot both be right, and I can only conclude that I am more inclined to trust the independent party comment at SGCC.

I wish to confirm that I do not oppose the building of new homes in this location, as they will be much needed, but it cannot come at the current cost to existing homes and residents from these plans.

I implore you, as committee members, to wholeheartedly reject this reserved matters application, until BCC and the developer can find a redesigned solution, around the boundary, that respects the ridge and land heights of existing homes and gardens as well as the local conservation area and green space of Stoke Park.

Kind regards

Katherine Hill

STATEMENT NUMBER A3

Completely OBJECT to this planning application as it fails to take into account resident concerns from Lockleaze and Cheswick

Committee report analysis;

Section 8.101 where it acknowledges harm and impact on existing homes

Section 8.87 number of residents are commented on the overbearing nature of the property designs to be built. If resident concerns are fully understood the council and developer MUST alter the height of proposed buildings next to the boundary line. This is most logical, sensible and ethically viable solution for all involved.

The build for life policy is not being adhered to on several points.

Integrating into the neighbourhood, it does not integrate well into its surroundings by reinforcing existing connections and creating new ones. For an example I met Galliford Try in December 2019 with local resident David Beesley to explain an extra cut through in Danby Street was not needed for pedestrians and cyclists as we have the cycle path that runs parallel to Long Wood Meadows and the extra cut throughs in Danby Street would create too much permeability and concerns around crime levels being increased due to ease of escape. I explained to Galliford Try this is why the cycle path went from having 3 access points into Long Wood Meadows down to one as due to crime levels increasing the council agreed we could close off 2 access points

Density

There should be a recommended distance of 21m between home to home and the tiny numbers on here show that along the eastern boundary it's typically 13-14m. Look at the map below, look how squeezed in Romney Housing is compared to Cheswick plots

Facilities and Services

The development is near facilities in Cheswick and Lockleaze but is adding extra pressure onto them rather than helping create new ones, no section 106 mention towards development of extra school capacity or new schools, no mention of new GP services etc. Cheswick already has issues with lack of secondary school places for families so extra housing with no extra section 106 money towards education services does not help

The area has had so much housing implemented without the council enforcing needs for extra GP services

Working with the site and its context

This scheme is breaking the conservation topography, landscape features and rules. The bulk of the land being developed actually sits within the Stapleton and Frome Valley conservation area and directly borders a Bristol City Council designated green open space.

The houses being planned will be built on top of extremely elevated land compared to surrounding areas and homes and will totally ruin the natural landscape that currently exists and houses will be visible above the tree lines. The council must do a reduced dig like they forced Redrow to do to build Phase 6 Aurora Springs of Cheswick Village.

The significant shortening of the bus gate will cause added confusion on local members of the public being caught out and fined with driving through the bus lane.

Car Parking

There is not enough designated parking for the development which will put pressure on the residents of this new development and Lockleaze. Cheswick has had RPZ and yellow lines installed so this will negatively impact Lockleaze which has no RPZ schemes nearby or enough yellow lines to protect junctions

The biggest bone of contention I have is the total disregard the council and developers have shown towards residents engaging regularly to say that the ridge heights of the properties proposed are not acceptable. The design is NOT in keeping with the existing homes around the area. This will impact residents on HOGARTH WALK, DANBY STREET, LONG WOOD MEADOWS, SHUBB LEAZE. The land height difference, combined with the additional roof height of the new homes, is creating a totally unnecessary overbearing situation of at least 2.66m!!!! For some residents on Hogarth Walk that is as high as 5.52 metres which is absolutely shocking!!!! The 2 storey homes strap line the developers are using is totally misleading! BCC said in February 2018 on page 27 of their Statement of Community Engagement that "the housing layout and indicative building lines have been adjusted to ensure there is no impact from the new development on Stoke Park" and "there has been a review of ground levels to minimise any impact on the existing houses along this boundary in Cheswick village". These are not correct.

Regards

Sejal Hampson

STATEMENT NUMBER A4

Overall this development is good for the area.

However, a number of residents on Danby Street and other streets are concerned that the building boundary heights will be significantly higher than the existing buildings. This especially true of Danby Street.

This issue has been highlighted by a number of councillors.

The case officer review states that a number of properties especially on Danby Street will not meet the government guidelines i.e., BRE: Daylight & Sunlight Privacy rules.

This appears to also violate the guidelines by the Council's namely, BS21 quality urban design and DM29 Bristol Council guidance document., where it states that 'New buildings should ensure there are no adverse impacts on overshadowing overbearing loss of light and privacy.'

It also violates the developer own values and guidelines, outlined in their own document written a couple of years ago, stating they will be sensitive to existing boundaries.

These height differences will greatly affect, the privacy and light for existing properties on Danby Street particularly.

The case officer has submitted. reasons why this breach of guidelines should not be considered to stop the proposal.

So, in effect these properties will suffer loss of light, privacy and over bearing building presence, but from reading the case officer response, in the grand scheme of things this is acceptable as it's a small percentage.

But why is the acceptable?

Why did the original developer of Cheswick village have to adhere to strict height guidelines and this developer does not?

Surely the issues back 10 years ago to ensure any development was complementary to the landscape is still very important? Why has this ruling changed?

it's clearly an issue today!

If the developer followed the guidelines to dig down, and for the existing boundary placed single story building new build, opposite existing single-story buildings, no one would be affected adversely, the proposal would most probably meet the BRE guidelines for all existing properties, and no one would have to suffer?

Would you want to be living in one the houses that are affected by this adversely? I suggest you would not!

Thank you.

Best Regards,

David Smith

STATEMENT NUMBER A5

Committee Statement on behalf of Goram Homes

Good afternoon

I am Stephen Baker of Goram Homes and I am delighted to be introducing our Reserved Matters Application at Romney House, this project will deliver 268 new homes, of which 147 will be affordable housing. These new homes will be a significant contribution towards the council's response to the housing crisis.

We are proud of the homes that will be built with high quality of design and specification at the heart of the project. Every home will be spacious meeting Nationally Described Space Standards and all homes will have a low environmental impact as heating will be provided by Air Source Heat Pumps.

The placemaking and open space we consider to be exceptional too, we believe that this project will help raise the bar for the quality of new housing in the suburbs of Bristol.

The contribution to local community will be considerable with an onsite skills academy offering construction training for local people.

This development of new homes as well as creating great homes and a fantastic new community it will generate a direct financial return to the people of Bristol.

As Goram Homes is owned by the people of Bristol, a share of the financial returns generated from this project are retained so that these monies can be reinvested again in Bristol by Goram Homes and the Council. This is an award-winning financial model is one that we aim to replicate on many other schemes across the city.

Thank you.

STATEMENT NUMBER A6

Romney House 20/05477/M – speech to committee
Ronny Popat, Development Director, Vistry Partnerships
1st September 2021

Good afternoon, my name is Ronny Popat and I am the Development Director for Vistry Partnerships based here in Bristol.

Over the past year, with our partner Goram Homes, we have worked closely with officers to build upon the approved outline application and have made revisions to the reserved matters in response to comments received.

We have worked closely with local residents and community groups including the Conservation Trust, The Vench, North and Lockleaze Neighbourhood Trust.

This brownfield regeneration project will deliver 268 homes, of which 55% will be affordable. This represents an additional 25% of what was approved at outline planning permission stage, responding to significant local need. BCC is developing a local lettings policy, enabling local residents in Lockleaze to have first refusal on Council homes.

Other benefits of the proposals include:

- An onsite training programme for 36 apprentices
- The provision of a Skills Academy, giving the next generation the skills to build homes for the future
- £30,000 donated to the One Lockleaze Community Fund for a range of local initiatives
- Renewable energy generation technology in the form of air source heat pumps, helping BCC deliver on their ambitions to be net zero by 2030
- Biodiversity net gain on a brownfield site
- A new wildlife meadow and community park, as part of a green corridor between Stoke Park and Concorde Way

This award-winning project will deliver 147 affordable homes, provide jobs, economic benefit to SMEs, and social value to local residents.

The application represents a significant investment into the city and delivers the redevelopment of a vacant, brownfield site. We will be ready to be on site this November, should planning permission be granted.

We therefore hope that members will share our view that this scheme delivers a great opportunity for the City and will approve this planning application today.



STATEMENT NUMBER A7

Lockleaze Green Gym Project.

The Conservation Volunteers (TCV) support this application, we are delighted to be working with Vistry Partnerships, who will fund a new Green Gym for Lockleaze as part of the project. Recruiting volunteers from the local community the group will initially work on improving greenspace across the area then as the Romney House build progresses move on to working on Greenspace created within the development.

The Green Gym will run for 2 sessions a week engaging the local community to improve their health and wellbeing through environmental conservation. TCV are in discussions with the Rangers at Stoke Park identifying work that can be carried out by the Green Gym as soon as the project launches.

By the end of the initial 3 years of the project the TCV Green Gym Officer will have developed the volunteer group to a point where they will be able to run themselves as a constituted community group, organising and leading the Green Gym tasks. The volunteers will be trained in leading conservation tasks safely, carrying out risk assessments, first aid, as well as a wide range of practical conservation and horticultural skills. TCV will continue offer support as needed through its Community Group Network scheme.

Kind Regards

Tim Hills
TCV Operations Leader – South of England

Reclaiming green spaces since 1959

The Conservation Volunteers (TCV) is a trading name of BTCV
Registered in England as a company limited by guarantee (976410)
and as a charity in England (261009) and Scotland (SC039302)
Registered Office: Sedum House, Mallard Way, Doncaster DN4 8DB

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STATEMENT NUMBER A8

Romney House – DC Committee B – 1st Sept ‘21

Good afternoon members,

Thank you for the opportunity to speak to you today. I am Charlotte Taylor-Drake from Avison Young and the planning consultant on this project. As you know, this site is allocated for housing. It also has an outline planning permission, which approved principles and parameters for development. The application before you provides details of the reserved matters for your consideration today. These are the detailed layout, landscaping, scale and appearance.

For the last two years, we have been working with officers to develop a scheme that accords with the outline parameters and the guidance within the Urban Living SPD. The result is a high quality, well-designed development that is supported by the Council's City Design Group. Through the reserved matters process, we have also provided all necessary information for officers to undertake a thorough assessment of residential amenity including a BRE daylight/sunlight assessment, shadowing diagrams, site sections and measurements of separation distances and ridge heights.

The development achieves the three objectives of sustainable development set out within the National Planning Policy Framework. It will deliver 268 homes in an accessible location to support the city's five-year housing land supply. The development will provide significant social and environmental benefits including 55% affordable housing, skills and training opportunities and a large green park, including a central play area; outdoor gym; community orchard; footpaths; biodiverse planting and sustainable drainage with a swale and pond.

This is an exemplar scheme. I urge members to agree with the officer's recommendation and approve this application.

Thank you.

STATEMENT NUMBER A9

Dear Sirs

Re: Public Forum Statement 20/05477/M- Romney House

As residents of Longwood Meadows we have added comments to the Reserved Matters Portal in March 2018, February 2021 and April 2021.

We have several concerns which we have outlined below and would urge the committee consider these points as we believe that they will greatly impact on our standard of living in a negative way .

Firstly there has been a lack of regard that Cheswick Village and the proposed Romney House site sit within Stapleton and Frome Valley Conservation Area. We have had no response to our comments asking why BCC are not subject to the previously enforced 'BCC Green Space Policy' imposed on Redrow. This forced Redrow to dig down several plots to minimise visibility by Stoke Park, surrounding parklands and the M32 motorway but for reasons we do not understand, BCC are not making any improvements to the land height on this development. We can only presume that ignoring their own Green Space Policy is for monetary reasons and not for the benefit of conservation.

This problem will be further exaggerated in the eastern area of the Romney House site as land sits approximately 1/1.5 metres above that of the existing homes in Longwood Meadows and Danby Street causing severe privacy and overbearing issues as well as the viability issues from the historic Stoke Park.

Regarding the proposed pedestrian/bicycle cut through via Danby Street we believe there are no benefits or requirement for this due to an already established path just a few meters away at Longwood Meadows.

An Avon and Somerset Police Crime Prevention Design Advisor commented further access points could cause an increase of Anti-Social Behaviour and opportunity for crime and we believe a lack of sufficient parking planned in the proposed development will potentially cause bad parking practice in the surrounding areas. Those who work or need to access the Stoke Gifford side could potentially avoid long journey times by parking in Cheswick Village causing further parking congestion around existing homes especially in Danby street via the cut through.

The existing neighbours living in Cheswick Villages established homes have continually voiced serious concerns regarding the potential of over bearing, loss of privacy and loss of sunlight from the onset of the proposed Romney House site. Now after many months of requesting the ridge heights of the new proposed homes we find that the already contentious issue of the height differential in favour of the Romney House site has been massively exacerbated by the proposed design of the new homes that sit along the boundary.

To our understanding the proposed design show that the ridge heights of the new terraced homes will be 9.5m, a much higher elevation than that of a typical 2 storey home of approximately. 7.5m in height. This will cause a much worse overbearing problem than first feared with our Longwood Meadow home being dwarfed by almost 3m and other residents on Hogarth Walk around 5.5 metres.

This is a horrendous shock and totally unnecessary if the proposed homes had been designed thoughtfully and with consideration to its neighbours and our already widely voiced concerns of the past four years.

Also, in addition to our home in Longwood Meadows we also own a property on Danby Street which sits on the boundary of the proposed site. The new documents only recently released also show that between the side elevation of our Danby Street property and that of the new homes there is only a 13m separation distance.

This does not comply with the best practice separation distance of 21m and also affects all of the properties along that boundary to some degree.

It seems that the developers and planning team have shown NO consideration or acknowledgement of our concerns and we are both extremely shocked and upset.

We therefore object in full to this application as it does NOT comply with several requirements of the Bristol Planning BCS21 policy & the nationally recognised CABI & Home Builders Federation led "BUILDING FOR LIFE" design policy:

- Safeguard the amenity of existing development and create a high-quality environment for future occupiers.
- Developments must be a considerate neighbour.
- Have regard to the height, layout, building line & form of existing development at the boundaries of the development site

We understand the need for additional new housing in the local area but strongly believe this development, in its current state should be rejected by the council and urge that the proposed homes are redesigned to reduce overbearing, loss of light and privacy and all other concerns we have outlined are also reconsidered with integrity and empathy to those who already live on the boundary and the neighbouring properties of the new site.

Kind Regards

Mr Jason & Mrs Lynda Gilbert

STATEMENT NUMBER A10

Hi,

Please find below a public forum statement for the committee considering the above development:

Committee,

I think everyone can agree that the Romney House site needs to be regenerated and that the city needs more affordable homes. However, those two things should not allow developers to put what they want on the site without giving due care and consideration to the local community already surrounding the site, and the environment within which it sits.

Unfortunately, this development has been designed by tick box. It is unimaginative and designed to ensure that each individual element meets the minimum it must, to get a tick in the box from the planning department. However, this approach has meant that the developer has not taken a step back and considered the impact of the proposal on the wider community or the green environment in which it sits. It therefore fails several of the wider planning tests.

The developer has even shown disregard for the approved outline planning application by moving a large portion of buildings either partially or completely outside of the approved areas.

Design

- Building for Life Section 6 – “Have regard to the height, layout, building line and form of existing development at the boundaries of the development site”

Policy BCS21 – “Safeguard the amenity of existing development and create a high-quality environment for future occupiers.”

- o Developer has failed to consider the impact of the development on existing properties.
- o No attempt has been made to reduce the impact of vast differences in ridge height between new and old developments. 9.5m for a two-storey building is not in character with the locality.
- o Failure to provide sufficient information to assess the visual dominance of the development on the surrounding communities.

Heritage

- Policy BCS22 – “Development proposals will safeguard or enhance heritage assets and the character and setting of areas...”

- o Lack of up-to-date heritage statement
- o Failure to provide sufficient information to assess the visual dominance of the development on Stoke Park.

A reasonable person, acting in a reasonable capacity would look at the proposal and see that:

- It is within a conservation area
- It is situated directly next to an Historic England listed park and garden
- o Within the listed park and garden there are:

10 listed structures

1 scheduled monument

- The development sits much higher than all the surrounding developments.
- The development is of a different design to the surrounding developments
- The location of buildings has been altered from the approved outline plan.

Having seen all of this, an updated heritage statement, and a detailed look at the impact of the development on the surrounding areas, becomes easily supportable, and a must before the application can go any further.

The idea that the benefits from the re-development should override any issues with the development is wrong. Housing developments have a marked impact on the area for generations to come, and we have all seen the impact of poor development.

The local community has expressed its views on the detailed application as seen by the large number of objections received by the council. Therefore, I ask the committee to listen to locals and I would urge that this application should be deferred by the committee until the developer has considered and altered the plans provided to consider the above.

Kind Rgds

Edward Walters

STATEMENT NUMBER A11

Romney House Public Forum Statement - 20/05477/M

Before you on 1st September will be a planning application for 268 dwellings, on and around the site of the old Romney House buildings. The principle of this development is not in dispute, having been given Outline approval back in November 2019.

The outline approval application form is very clear – that scale, appearance & landscaping are matters reserved for the subsequent reserved matters application (which is now before you). Despite what others may suggest, the outline consent is for “up to 268 dwellings – and note the key words “up to” – and the outline consent does **not** give agreement to particular dwellings in particular locations of a particular height. These are detailed matters for consideration now.

The development of this parcel of land is not in dispute, most people recognise it is an appropriate use of the land to provide additional homes for people. However, this does not mean that any detailed application is acceptable, nor does it mean that all 268 dwellings can realistically be provided, given all the other relevant considerations.

The other considerations include:

- The topography of the site (which many residents believe was exacerbated by soil being moved from other locations onto this land, which already varies in height)
- The impact on the Stapleton & Frame Valley conservation area and on the setting of the grade II listed Stoke Park Registered Park and Garden
- The relationship between the proposed new dwellings and the existing dwellings adjacent to and in the vicinity of the site

Stoke Gifford Parish Council Views

In my role as Chair of Stoke Gifford Parish Council Planning & Transportation Committee (a portion of the proposed development lies within Stoke Gifford Parish and other parts are visible from it), please can I remind you of our objections, which the Parish Council do not consider have been addressed by the latest plans/details.

In summary, the Parish Council objections centre on the proposed building heights (with multiple storeys) on top of the ground level, in relation to the existing dwellings. This will have an over-bearing & dominant impact upon the existing homes. Also we are concerned regarding the impact to the existing bus gate in Romney Avenue and the need for the possible historical context to be considered.

My Summary

There are also other concerns, which I share, around separation distances, over-shadowing, little provision of facilities or infrastructure and inadequate parking

I am struck by how many people and bodies have all concurred around the same central themes –

- The over-powering impact on the surrounding houses that the proposed dwelling will have, by virtue of the many storeys being built upon already high and then further build-up ground.
- There has been insufficient consideration of the impacts upon the Conservation Area and on the grade II Stoke Park

This includes objections and concerns raised by many local residents, several councillors (of differing political persuasions), formal consultees (including trained planning officers) in their official capacity and also the local MP. It is notable that 69 of the 74 representations (i.e. >93%) are objections.

I am astonished how, with such valid concerns raised so consistently, your Bristol City Council officer has recommended approval of this application.

In Conclusion

In short, too much is being squeezed onto this site with dwellings that are too tall for the topography. The development needs to assimilate much better with the existing developments in the area and the heritage/conservation area aspects.

I urge you to reject the detailed application now before you, as it fails to address legitimate issues and it will be contrary to both formal planning policies and common sense.

This does **not** in practice mean you having to decide between these valid concerns and having more homes built. Both are possible, with the right effort & will, and I am sure can be done financially (despite what any developer may suggest otherwise).

This application is not yet right, it is not acceptable and it needs to be rejected. Then another application can and doubtless will come forward that takes account of the real issues and addresses them (which sadly the developer has failed to do over the recent months), to bring the right, balanced development for the area and its context.

Regards,

Councillor Andrew Shore

31/08/21

STATEMENT NUMBER B1

Statement for application 21/02372/H | Height increase to rear extension and fire escape fabrication installations. Hearing on 1st September 2021 for the Planning Committee.

Dear Councillors,

I support the application and hope you will also.

The slight height increase will provide a habitable area for a rehabilitation room.

The solar / shadow data shows there to be negligible impact to neighbours in this regard also.

Apart from 1 neighbour the majority are in favour as also are our elected representatives that know the area and its characteristics and buildings layout form.

The fire escape is discreet, has privacy shielding, which really is not necessary as it will be used in an emergency only. Also the garden that are on Stapleton Road are not used by any residents as they belong to the commercial shops and the second floor of the Stapleton Road building are classed as uninhabitable rooms. Their habitable rooms are on the third floor way above this proposal. Both levels have no direct and no indirect overlooking by this proposal.

It should be noted that in the future it is envisaged that all the commercial shop premises might also be built upon fully as the planning authority has allowed one of them to do so setting a precedent, so in the future there will just possibly be buildings only.

There is a lot of buildings in the area constructed without permission, this one has followed all the procedures for a minor build lawfully.

I do hope you can look at very carefully and approve the application, it will be great to have in an area that lacks areas that support the needs of certain residents rather than a homogenous approach where it only serves to bring conflict within the area.

There is no effect on parking, drainage or any effect to the community as other applications approved have brought significantly.

This is a well thought out application much needed in this area.

ANK

STATEMENT NUMBER B2 - STATEMENT TO PLANNING COMMITTEE B

RE: 21/02372/H | Height increase to rear extension and fire escape fabrication installations.

1-09-21

Hi,

I very much hope you can approve this planning.

I support the application.

It will allow her to remain in her own house and give her treatment she needs.

Its in the loft space and the small height requested will make it habitable, it really will not affect anyone else.

Thank you for considering.

ALK

STATEMENT NUMBER B3

TO THE DEVELOPMENT CONTROL COMMITTEE B 21ST JULY

Statement

To whom it may concern,

I write in regards to application 21/02372/H | Height increase to rear extension and fire escape fabrication installations.

No equalities consideration, no following of guidance or protocol. I don't want to be legalistic and detail every law broken or ignored as it would be more than 1 page.

Why has this not been done?

The LPA only rely on an external organisations officer findings, which is also not in accordance to case law, which basically says, we totally recognise the benefits, the health issues and disabilities and the significant weight of these however the applicant will die so there's no point.

If this is supported at committee you are effectively setting a precedent that hey if your disabled and need a development for your needs, tough luck as we don't care because you will die one day, maybe not now, or decades away you will die one day.

Everyone dies.

Im also concerned as to the lack of oversight and possible ability of BCC to even hold the case officer to account, he's been set up as the fall guy and someone to use to avoid accountability and is not a direct employee of BCC.

The LPA case officer also then relies upon the validity of lawfulness of the build that this development is within, stating incorrectly its unlawful as to the time expiry. I understand they have been informed of the legislation that shows this to be incorrect but they choose to ignore this, why?

No shadow, no overbearing, no light reduce occurs here, look at the data please. Do not be misled and just be good human beings. This is for an elderly lady, disabled , who has lived there for decades.

This really reflects upon us as a society as a whole if we do not step up to help her. All of this has made her conditions so much worse. You now have an opportunity to correct this, please do so.

Yours faithfully

T K

STATEMENT NUMBER B4

STATEMENT FOR 1/9/21 DEVELOPMENT CONTROL HEARING FOR APPLICATION 21/02372/H

Dear Councillors of Development Control Committee B

I write to express my support for application 21 /02372/H

I disagree with the LPA assessment and their recommendation as it goes against the consistency of other similar planning decisions they have approved and fails to take into account the current draft plan in progress that recognises the increasing need in the future accommodation to suit disabled needs will be required in significant numbers in Bristol owing to predicted socio and demographic changes of the current residents.

The proposal effectively utilises existing space which is the aim of national policy to effectively use limited space within higher density urban areas. This does that with minimal impact.

The benefits to health and well being has significant weight and should not be disregarded.

The position that the demise of residents with disability leads to not needing to implement reasonable adjustments and adaptations or increase in space for needs is not lawful and I understand that assertion is being looked into and challenged.

This is a high density urban area, this proposal fits within the characteristic and form of the area and most noticeably is requested through an application via planning unlike other buildings in the area.

Lastly and importantly the Committee should be minded that they can deviate from planning policy where determined on material concerns outside the scope of specific policy. In this case the weight for requirement for the residents health and for need for this type of housing in an area , which is recognised will increase significantly over the years under reports from Bristol City Council, I hope you will approve this application.

Regards

ASK

STATEMENT NUMBER B5

STATEMENT FOR APPLICATION - 21/02372/H | Height increase to rear extension and fire escape fabrication installations. | 1 Milsom Street Bristol BS5 0SS

To : DEVELOPMENT COMMITTEE B , BRISTOL CITY COUNCIL - 21ST JULY 2021

Hello Development Committee,

I am studying to be a doctor, I have no clue on planning laws or council policy. But I do know that the proposal requested and its benefits would far outweigh any argument against it.

The height is small, but it gives a rehabilitation area that allows treatment, less dependence on the over worked NHS with waiting times of years, is not dependant on public funding thus saving tax payers money and most importantly it gives the applicant a chance, a real chance of a quality of life and significant help with her disability.

I am sure there are laws that encourage this as its the decent thing to do as humans. To help each other.

This will provide significant benefits and is needed upon medical grounds also. I have no hesitation in supporting the applicant.

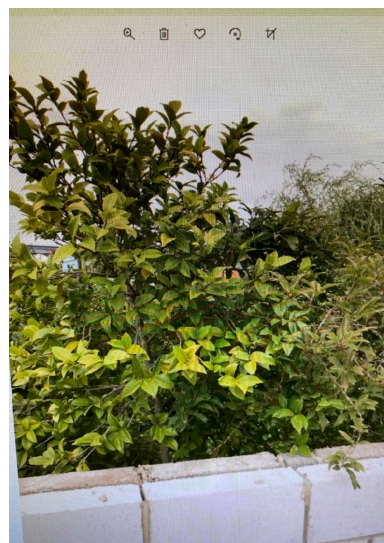
Also the fire escape? Come on they are everywhere there, even one opposite the property garden wall. this one is small and its there to save lives. TO SAVE A LIFE.

If we are arguing over preventing a minor development that will better lives, health and also save lives then it is a sad day for us all.

Also see the pictures below, Number 2 Milsom Street trees do more harm , since they have moved here there trees literally blocked all light at Number 1 and they throw branches over expecting a disabled lady to clean their mess on her own property which she can't do as to her health.

This application makes no affect on them.

I support this application.



Sincerely,
Z K

C/o 1 Milsom St, Bristol, BS5 0SS - **STATEMENT NUMBER B6**

Reference: 21/02372/H | Height increase to rear extension and fire escape fabrication installations.

FAO DEVELOPMENT COMMITTEE B 21ST JULY 21 STATEMENT

19/7/21

Dear Councillors of the Development Control Meeting,

I have been involved with the external liaison, technical consultation, contractors sourcing and neighbourhood consultations for the applicant amongst others.

The Case Officers report is highly misleading and inaccurate and factual data does not justify his statements.

**Please can you see the attached Case Officers report with my comments / statement on them.
[attached] This would be essential to read to see the truth**

I also attach some questions which I hope can be asked to the Case Officer.

Further I would kindly request you refer to the solar / shadow data attached that is not with the application that will provide factual data that is at significant odds to the the case officers and No 2 Milsom Street assertions..

I thank you in advance of taking the time to scrutinise this application which I support.

Enc: Case Officers report to committee with my statements in blue and bold typeface.

Enc: Brief questions to ask the case officer.

Enc - Sun / Shadow data analysis for application 21/02372/H

MM

Development Control Committee B – 21 July 2021 Application No. 21/02372/H & 21/02373/H: 1
Milsom Street Bristol BS5 0SS 21/02372/H – 1 Milsom Street, Bristol, BS5 0SS

BACKGROUND AND SUMMARY

This planning application seeks planning permission for the installation of a fire escape/balcony to a rear extension constructed without planning permission.

Rear extension has not been constructed without planning permission. Due process and consultation followed and approved under existent planning permission ref: 19/01584/HX. The case office knows this but is misleading you.

The unobtrusive fire escape has been advised to place from the authorities on grounds of health and safety / fire escape that is all. It is not a balcony. It is a fire exit.

The proposals further seek a 0.8m height increase to facilitate a first floor extension to works not built in accordance with approved plans.

These proposals are not 'further', the matter has been decided [19/01584/HX] and approved legally and is closed. The 0.8 increase increase is not to facilitate a first floor extension. That was refused and revised considerably smaller to within the attic space also providing greater subservience to the host dwelling. The case officer is parroting the response of the previous officer [who copy pasted the neighbours 2 response as his own] without an independent open mind as required under BCC Part 5D [May 2020] Good Practice Protocol For Planning Section 14. 19/01584/HX is not complete, thus it is premature also to state not built in accordance. So far they are well within the parameters permitted. The Case Officer knows this but is misleading you.

Further the application is for the height increase not to debate existing approved planning permission granted.

This planning application is dependent on the grant of planning permission for application ref. 21/02373/H.

The planning application as stated by the case officer is incorrect. It is in no way interdependent on the other application. It is distinct and separate. That is why two separate planning applications were paid and submitted for. To be considered separately.

Please refer to attached clarification of this issue on 1 page attached to the committee given the Case Officer has not mentioned it and is misleading.

In terms of the planning application, 1 no. objection was received from a neighbouring occupant on the grounds of design and residential amenity issues.

Correct - It should be added only 1 out of 12 Householders/tenants/owners contacted on top of the further wider neighbourhood consultation we did prior to applying, just 1. It should be noted that all consulted by us were happy and most have been part of the community for decades as the applicant.

It should also be note that this objector No2 Milsom Street did not object on the primary application. Only when dispute arose over his racist behaviour, harassment, damage to No 1

property and issues over their enormous trees did No 2 initiate this campaign of vexatious complaints. Unfortunately No 2 Milsom Street have considerable influence within the LPA and where matter go through due process they are steamrolled at the behest of No 2. So much so that the previous decision on refusal were the words of No 2 exactly in places.

The Case Officer responsible for the application has undertaken a site visit and has noted that the proposed development would further exacerbate the existing scale and massing through an additional 0.8m height increase to the 6.0m rear extension.

The height increase is 3-4 blocks very minor. The existing scale is not complete and is in full accordance to GDPO which at a cursory glance on the planning portal of the LPA they approve a significant number every week. Only in this case they are they taking exception to a lawful build solely from undue weight from one neighbour and a personal vendetta by a clique of individuals at the LPA not happy they were challenged on their covert racist behaviour, harassment and them disregarding protocol or policy guidance.

Sun Data attached shows no affect of the small height mass, zero. This increase is located far away from the main buildings and further given the favourable sun orientation of the properties the increase still results in an undetectable amount of overshadowing or light.

The trees of 2 Milsom Street reach higher heights and block all the amenities of 1 Milsom street and of their own that the Case Officer omits.

Notwithstanding the above concerns, the proposed fire escape structure would afford occupants increased opportunity to overlook the rear elevations and amenity space of Stapleton Road and as well as exacerbating the residential amenity of 2 Milsom Street through additional overbearing and overshadowing.

This is not possible at all. Residential amenity in additional overbearing and overshadowing is non existent , zero. Purely for the fact it is on the east away and not possible to be even viewed by No 2.

The Stapleton Road commercial properties are also 3 stories high, and this proposal is situated within the ground floor attic space.

Further all the commercial buildings outside amenity space has set empty for decades for rubbish storage and drugs partaking., most are now restaurants. No tenant has access to that area on the ground floor. Further their living rooms and so forth are on the third floor. If anything all amenities overlooking not them but 100% the applicants property in full by them, unimpeded.

The Case Officer was responsible for an identical application in Spring 2021. A Councillor referral from Cllr Hibaq Jama was submitted one day after the referral deadline and therefore the application was due to be refused under delegated powers, however, was withdrawn prior to determination.

The case officer refused the councillors referral, which was also being done with Margaret Hickman, a previous councillor also on the development committee, for one day late as to Easter / bank holiday.

Councillor Jama, informed of us legal litigation then to resolve between Labour and the LPA. With the deteriorating health of the applicant we could not afford to waste months till resolution , so withdrew and resubmitted with the addition of the front page specifically detailing to the case officer both visually and in writing exactly what the matter before him

to decide was as all he was concerned about were matter to which had been decided or not within his remit.

Further it has been suggested, it was purposefully not allowed to go to the then development committee as the Case Officer colleagues from the previous decision felt that given some member had knowledge of their blatant disregard for policy they wanted to avoid scrutiny and take their chances with the newer uninformed new development committee placed after election. Easier to mislead.

By virtue that the proposals constitute an identical resubmission of the previously unacceptable scheme, concerns have remained unaddressed and remain unacceptable.

The applicant has not failed to address initial concerns, as they have not had opportunity to . They ignore you. However extensive talks with the inspectorate on issues and other neighbours led to the formation of this significantly smaller proposal making it acceptable.

The application site is currently subject to enforcement action by Bristol City Council (BCC) Enforcement for the commencement of works deemed unacceptable by BCC Planning and The Planning Inspectorate.

This is irrelevant to the application, and the enforcement action initiated is suspended till a hearing where it will be vigorously defended. It is vague and was initiated in 1 day without due process or following protocol and as a result of a personal vendetta being orchestrated by a clique within the LPA. This should carry no weight to the matter at hand.

Of note also, by law all enforcement action stopped if we wished we could build with no consequence it is our respect for law we are awaiting the resolution of all this at a cost of thousands of pounds, ruined material and the deteriorating health of the applicant. .

This application has been referred to Development Control Committee B by Cllr Hibaq Jama and Cllr Yassin Mohamud. The application has been assessed on two occasions by the Case Officer,

The application has not been assessed twice. Mr Hill the case officer, copy and pasted his first decision that's all, and that itself is parroted from elements from the previous officer, who himself never visited the site and utilised No 2 objection response as his without independent consideration as one would expect from the LPA.

with concerns being substantiated by City Design Group also.

The city design group is misleading, Not disclosed is what Jon Hill requested of them. The reply is incorrect in terms of its assessment on tress, excavation. More importantly this same group had no worries on a much larger previous application but reducing it they now do?

It is considered that the Applicant has failed to address initial concerns, by virtue of the identical application, which remains unacceptable on deign and residential amenity grounds.

The applicant has not failed to address initial concerns, as they have not had opportunity to . However extensive talks with the inspectorate on issues and neighbours was in this proposal making it acceptable.

Refusal is therefore recommended to Members.

SITE DESCRIPTION

This application relates to the dwelling known as 1 Milsom Street in St Judes, east Bristol.

The application site comprises a two-storey end of terrace dwelling upon the north eastern side of Milsom Street, approximately 35m North West of the junction connecting to Stapleton Road (A432).

The host dwelling demonstrates a continuous flat eaves/parapet line to the front elevation along the terrace and 'butterfly-effect roof form to the rear. Properties on Milsom Street exhibit a small two storey rear protrusion to the rear, with some benefiting from a further single storey lean-to which forms part of the original building structure.

MISLEADING YOU - properties on the street and surrounding streets still have and maintain their full 2 storey rear structure. Of concern is the relevancy to the matter before the Case Officer, namely that of the small height increase.

A site visit was undertaken by the Case Officer on the previous identical applications on 6 April 2021 where it was evident that a two-storey rear extension to the existing property had been

Item no. 1 Development Control Committee B – 21 July 2021 Application No. 21/02372/H & 21/02373/H: 1 Milsom Street Bristol BS5 0SS

commenced. The partial construction, in addition to previously consented works,

INCORRECT - all work is consented lawfully not in addition to but all works within consent.

extended the entire depth of the rear garden cumulatively.

MISLEADING - Irrelevant to matter before officer, however the entire depth of the rear garden is a lie. Further it is what is lawfully allowed and being given permission for in all parts of the city everyday in Bristol and throughout the UK subject to neighbourhood consultations.

You must ask why they have issue with this here, no complaints apart from no 2 after they did not object but volte faced after a dispute and also why the LPA would devote so much resource to pursue a lawful build that they are also allowing everywhere else?

Only difference is ethnicity and complaining too be treated equally and fairly as all citizens and No 2 CONSIDERABLE undue influence within the LPA and undisclosed relationship with the previous lpa officer.

Due to the tight knit built from of Milsom Street and properties to the rear at Webb Street and Stapleton Road, the degree of overbearing and overshadowing on the rear curtilage and adjacent neighbours was apparent.

Not apparent , it is how the area is 'cheek by jow'l characteristics. In this case however there is much more open space owing to 1 Milsom Street being an end terrace which is more favourable for the application at hand.

The application site is not within a conservation area.

APPLICATION

This application seeks full planning permission for the erection of a fire escape/balcony fabrication

Fire escape not balcony. This proposal is. Not taken lightly as to additional cost, but has been put in place to accord with the guidance from authorities and to deliver a higher standard more safe build, than the death traps currently allowed in some developments whereby no fire escape is present or means of escape.

to the side elevation of an extension sought under planning application 21/02373/H

This is not an extension sought it is the original house recognised under planning legislation, there can be no dispute on that.

and a further height increase to a partially constructed extension consented under application 19/01584/HX with minor alterations including one additional door and 2no. roof lights.

Fire escape door

As outlined above, the proposed development is reliant on retrospective planning permission sought under 21/02373/H to facilitate the retention of a two-storey rear extension to the existing dwelling.

Incorrect. This application is not reliant on planning permission sought under 21/02373/H. It is distinctly separate and has been made and paid for separately. One decision on one case does not affect the other, albeit the same acceptance will provide greater harmony to the structure overall.

Notwithstanding the above interdependence on unconsented works,

Once again no interdependence and wholly slanderous remark on unconsented works. It partial not completed within parameters and there is absolutely no judgement to the contrary to support this case officers view that is a parrot of the one before him who himself forwarded No 2 response as his work.

the proposed development seeks to amend works partially undertaken under prior approval.

MISLEADING - Does not seek to amend. That is closed. To put a minor increase on a lawfully building approved.

Of Note, on this street, application 19/02269/h , 08/00250/h, were decided separately with no mention of amendment, and most importantly also allowed to the change the front building line to the street setting a precedent where none has been set in the area. Why is it a different rule for one and another rule for another?

The partially constructed prior approval extension has not been fully constructed, nor was it built from the rear building line of the dwelling at the time of consent.

To mislead the committee. If you see the plans submitted and description to development management for the application 19/01584/hx including to building control who supervised each and every stage and were fully aware.

By Law you are permitted to develop from the the original structure, this is to prevent others developing too much.

Further this is another case of drudging up a closed case to confuse and has no relevance to the application before you which is simple a small height increase and fire fabrication. Why can this matter not be decided as per law and look at the matter requested. We are not seeing permission for matters concluded and irrelevant.

As such, the works undertaken to do not accord with the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the approved plans.

The works undertaken absolutely 100% accord with the provision of the Town and Country Planning (General Permitted Development) Order 2015 and the approved plans. Neither is there not one single judgement to substantiate the case officers statement.

The insistence by the officer to drudge this up is also a breach of the applicants human rights.

Further this is outside the remit of the officer by law after a decision has been made. Another example of the officer failing to look into the actual matter before him.

As such, alterations would serve to alter works undertaken unlawfully.

The officer is misleading you into thinking that there is a lawful judgement declaring the works unlawful , there is not. The work is not an alteration. The matter before you is a new additional distinct height increase to a lawful building in situ.

The proposed development would provide a fire escape/balcony fabrication to the side elevation of the two storey rear extension sought under 21/02373/H and the prior approval extension.

Fire escape not balcony. As the case officer knows and has been clarified which is omitted, that in the absence of the original part of the structure building the fire escape will simply be omitted and fabricated to provide this section only, it is not interdependent.

If reinstatement permitted, (if permission is even needed) it is common sense because the intermediate wet room is a fire hazard in an emergency and preservation of life should be a significant weight factor.

The external fabrication would range in height from 2.5m to 2.9m at the base and would extend 4.7m in length along the side elevation. The works would be constructed of metal railings and a spiral staircase down to the fully enclosed rear garden.

A bespoke discreet design , with privacy glass, aesthetically pleasing with minimal footprint down to the garden , and also recessed within the building. Being requested only to follow the advice and authorities and life preservation in an emergency. It shows building to a higher standard in the area. It could have been a straight fire escape as the one opposite the property, but this has been thought out to blend in minimise space through spiral and be functional for purpose if needed in an emergency.

As outlined, the proposed development would seek to increase the height of the single storey prior approval extension to 4.5m at the eaves and 5.1m at the ridge to facilitate a first floor extension. The

development would constitute a height increase of 0.8m and would include a single door at first floor level and two roof lights.

Inflated incorrect figures, please see application they are no where near 5.1 or 4.5. Further the proposal is not to facilitate a first floor extension. It is within the ground floor structure within its attic space and is subservient as is required under local planning regulations. No first floor, it is inside the attic of the ground storey.

The proposed development would include render walls, interlocking roof tiles, metal railings and UPVC windows/doors to match the existing appearance of 1 Milsom Street.

For further information, please see documentation appurtenant to the application.

Not been disclosed to us so cannot comment.

As noted, the Case Officer undertook a site visit for the previous identical application and its companion on 6 April 2021 to understand the site context and undertake a photographic record of works undertaken to date.

Did the case officer even write this? No measurements were taken, a few mins wander about tick box exercise for work experience was conducted with respect to the intern case officer, A decision had already been made and no photographic record of work undertaken as far as we are aware. Most of the data to the officer comes from the highly disputed previous officers report who never visited and who relied solely on all data from No2 the only objectors.

PLANNING HISTORY

19/01584/HX Notification of prior approval for the erection of a single storey rear extension that would extend beyond the rear wall of the original house by 6m, have a maximum height of 4 metres and have eaves that are 3m high. Prior Approval Not Required

**PLEASE NOTE THIS FROM BEYOND REAR WALL OF ORIGINAL HOUSE - CLEAR UNAMBIGUOUS - NOT BUILDING LINE AS CASE OFFICER SAID
ORIGINAL HOUSE 6 M ALLOWED BY LAW, DEEMED ACCEPTABLE IN SIZE AND SO FAR NOT EVEN TO THESE PARAMETERS BUT YOU ARE BEING MISLED BY THE LPA OFFICER.**

20/01228/H First floor extension to rear, with external staircase and light well to front. Refused Application 20/01228/H was appealed by the Applicant following the refusal by the LPA; however, the appeal was dismissed by the Planning Inspectorate under appeal reference 20/20127/REF.

The appeals officer was not allowed to see our submissions and was heavily dependent on No 2 and the LPA officer report regretfully. This is the same officer who approved a application at 6-8 Belgrave Hill Clifton Bristol at the same time period as 1 Milsom Street, but gave a total opposite decision, such as allowing that to be built 100% upon curtilidge. This application take less than 1% of that. Further it was not allowed by the committee several times, he approved it and slapped the LPA for thousands of pounds in fine.

The Item no. 1 Development Control Committee B – 21 July 2021 Application No. 21/02372/H & 21/02373/H: 1 Milsom Street Bristol BS5 0SS

appeal was dismissed on the grounds of unacceptable design, living conditions of intended/future occupants and residential amenity impacts on adjacent occupants.

Judicial review to quash it was £50k plus thus suspended to resubmit a much more smaller proposal before you.

21/00983/H Retrospective planning for raising of roof. Application Withdrawn

21/01014/H Rear height increase to rear extension and fire escape fabrication with external stair installation to first floor. Application Withdrawn.

Withdrawal reason as stated before.

As stated, the development hereby applied for contains a first floor door which is reliant on the delivery of a fire escape/balcony fabrication applied for under a concurrent planning permission (21/02372/H) which will be determined concurrently to this application.

As explained before, not interdependent, no balcony and also that is the wrong concurrent application number written by the case officer.

In terms of planning enforcement, a case was opened on 17 April 2020 to consider multiple reports of works to the rear without planning permission. The planning enforcement team attempted to contact the property owner in order to view the development that summer, when it was noted that an Appeal against the refusal was being considered by the Planning Inspectorate the case was put on hold until the appeal decision was received on 10 December 2020.

Vehemently disputed but to save members time with the tons of paper work will not delve into it owing to irrelevancy to the matter before you.

Shortly after that a site visit was conducted and a further visit undertaken in February 2021.

Again irrelevant but just to briefly state on first visit within a few minutes an enforcement decision was reached - did not disclose why , where , followed no protocol or nothing. Subject to judicial review pending. Also this site visit was done after our insistence to the legal department they take measurements, which in any case they got wrong.

This is all irrelevant to this application and not a matter for committee.

The outcome of that was that a Planning Enforcement Notice was served requiring complete demolition of the extension on 17 March 2021. That is currently subject to an Appeal which will be heard by way of a Hearing in the next 3-6 months.

Average waiting time to hearing is end or start of next year 2022. Done vexatiously to applicant despite being given legal precedents to clarify, but they know even if successful the applicant still have to wait years homeless and deteriorating health which is the main aim of the EN. They have no regard for impact or public interest, yet right before them illegal developments that have occurred literally daily and not a single shred of action despite complaints by a lot of minority ethnic people but one white neighbour complains and Armageddon on 1 Milsom Street.

IMPORTANT NOTE - THE City Design Group'S Ms Anotonia Whatmore did not voice any objections to the first much larger proposal, but does now on a much smaller one? Further her response is confused, at parts references aspects that are not existent and thus her view regrettably cannot be taken as a true factual opinion based on the actual facts. Further it is of note the case officer has not disclosed what question he asked for a response to Ms Whatmore, such as 'could you please give me reasons to refuse this to support us?'. It should be made clear there is no evidence to confirm this without disclosure, just a suggestion.

“This application seeks retrospective planning approval for a two storey extension. This extension would be incongruous to the rest of the terrace introducing a two storey element beyond the building line of the other two storey extensions properties along this street. This approach will;

- Set the precedent for a back building line for 2 storey extensions beyond the existing allowing for the undermining of the back land garden character. The gardens acts as mitigation of the contributing factors of climate change;

Irrelevant to this application and planning it concerns a small height increase.

- Impact the daylight/sunlight of the adjacent property and would potentially impinge on their right to light;
- **ACTUAL DATA DOES NOT SUPPORT THIS IN ANY WAY SEE SOLAR DATA**
- • Create overshadowing of the adjacent garden affecting it's amenity value;
- **ACTUAL DATA DOES NOT SUPPORT THIS IN ANY WAY SEE SOLAR DATA**
- • Create overlooking and privacy issues for two properties along Stapleton Road due to the separation distances, which is below the national accepted 21m from window to window;
- **Someone from the city design group must know the 21m is flexible according to the areas characteristics. This area is cheek by Jowl and guidance indicates a more suitable much less allowable separation distance, which this application satisfies.**
- • Raise concerns that the removal of earth to achieve a lower ground level would impact the boundaries of all the properties bordering the site.
- **Irrelevant - no excavation is proposed for the proposal before you.**
-
- In summary, the proposals are incongruous, detrimental to the back land garden character, and would affect the amenity of the neighbouring properties. Accordingly as the above issues demonstrate this application represents over development.

And this was not stated with no objection on the much larger prior proposal. You must ask why? Further their response has just been disclosed to us by reading it in the public forum section, at no time has the case officer mentioned this before for an opportunity to challenge.

- Therefore, it is recommended this application be refused”.

Neighbour notification letters were sent to owners/occupiers of properties abutting the application site. In total, 1no. objection was received from the adjacent neighbour (2 Milsom Street) relating to both applications.

Omits how they called other neighbours to get them to put in an objection that was refused as the neighbours were happy with the proposals. They consulted very widely for this application not the common next door neighbour only as in other planning applications of other citizens. In any event only No 2 Milsom St complained . vexatious.

In regard to application ref. 21/02373/H, the following comments were raised:

Irrelevant as it refers to application 21/02373/H. As distinct separate application and should be considered there.

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- Previous works built have not been built in accordance with the approved plans or with the General Permitted Development Order (GPDO); **IT IS**
- - Concerns raised that the ridge and eaves lines of the elements already built and those portrayed on submitted plans are inconsistent and would be much greater than portrayed in application; - Ground heights between 1 and Milsom Street are not as shown in the submitted plans, resulting in differing design and residential amenity impacts; **FALSE AND VEXATIOUS**
- - Trees considered to screen the development are not as depicted in the submitted plans;]
- - Concerns raised that the resubmission does not rectify the issues underpinning the appeal dismissal of the Planning Inspectorate.
- **Incorrect - Further despite repeated and numerous attempts to engage and incorporate into the proposal any issues No 2 have to alleviate any of their concerns, it was met with, no answer or we are too busy despite appointments being arranged and rearranged for weeks on multiple, multiple occasions.**
-

WARD MEMBERS

Planning Applications 21/02372/H and 21/02373/H was referred to Planning Committee by Cllr Yassin Mohamud on 3 June 2021. While Cllr Mohamud outlined a neutral stance on the submitted applications, the proposals were referred to Planning Committee for additional scrutiny due to the complex planning history of the site.

Cllr Mohamud and his colleague in the green party requested to view the site and did so, and all questions were answered for them.

An additional referral was submitted by Councillor Hibaq Jama on 17 June 2021 outlining that the applications should be determined by Planning Committee should the application be recommended for refusal.

RELEVANT POLICIES National Planning Policy Framework – July 2018

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development 2016 and Lawrence Weston Neighbourhood Development Plan 2017.

**Adapted 2011 - so long ago, the area has changed considerably. Please look at future draft plan , [Bristol Local Plan Review: Draft Policies and Development Allocations – Consultation (March 2019)] particularly the part on future health forecast. This type of proposal will be needed significantly more in this area in the coming years , right now in this are there are close to none, and a significant number are required, this proposal meets future needs also. Old Market irrelevant as not cover this area
Lawrence Weston Neighbourhood Development Plan does not cover its literally miles away?**

In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

They have not, they have not considered the applicants health, her needs, her disability, the statutory duties of the council to vulnerable people in the area has been ignored, no consideration of the equalities act, human right, we could go on and on. Simply they have not followed their own protocol and guidance and neither national legislation. They have although given undue prominence to No 2 Milsom Street desires.

KEY ISSUES

A. IS THE DESIGN AND SCALE/CONTEXT ACCEPTABLE?

Policy BCS21 states that new development should be of a high quality and should contribute positively to an area's character and identity.

It is.

Policy DM26 sets out that development should respond appropriately to the height, scale, massing, shape, form and proportion of existing buildings, building lines and set-backs from the street, skylines and roofscapes; and respecting, building upon or restoring the local pattern and grain of development.

Irrelevant here but nonetheless height minimal in attic right opposite a 3 storey building this is effectively within a structure from original ground level ground storey attic space.

Policy DM27 states that developments should respect the layout, form, pattern and arrangement of buildings, structures and spaces to contribute quality urban design.

It does.

Item no. 1 Development Control Committee B – 21 July 2021 Application No. 21/02372/H & 21/02373/H: 1 Milsom Street Bristol BS5 0SS Policy

DM30 sets out that new development will be expected to respect the siting, scale, form, proportions, materials, details and the overall design and character of the host building, its curtilage and the broader street scene.

It does

SPD2 'A Guide for Designing House Alterations and Extensions' states that proposed extensions should not protrude further than 2.75 metres and should maintain visual subservience to the existing dwelling.

Misleading and unlawful - gdpo over rules this. Also not relevant as an extension is not being requested , a height increase minimal only.

As outlined in the Application, the proposed development (cumulatively) would measure approximately 10.7m in depth constituting a two-storey extension.

Irrelevant. The proposal requested does not alter depth. 10.7m is wrong anyway but irrelevant.

While the retention of the two storey infill extension and prior approval extension do not form part of this application, provisions of this application are reliant on the grant of full planning permission under 21/02372/H.

See above no they are not mentioned earlier.

The proposed 0.8m increase in height to the rear extension would further exacerbate the unsympathetic nature of the cumulative extension and would result in a built form which is incongruous to the existing area.

Existing area? Illegal 3 storey builds by incompetent people lack building control, lack health and safety or regard for fire safety. And the extension is by law, in law. Not cumulative misleading extension to existing original house.

The proposals would result in a stark side elevation visible from 2 Milsom Street and other properties situated upon the eastern side of Milsom Street and the western side of Webb Street.

Stark? That is how they are here. It's the grain of the environment this is not a rural area and even then they are close. Further any impact is lessened severely significantly as end terrace.

It is considered that cumulative depth and unacceptable height demonstrates the uninformed design of the proposals which indicates minimal regard to the prevailing aesthetic and residential amenity of adjacent neighbours.

Case Office, wrong characterisation - These revised proposal much smaller, no 1st storey, roof light windows to avoid any amenity issues whilst giving light and airy interior to host property, with bespoke fire exit minimised as unobtrusive with privacy shielding in an area rife with illegal developments and no discernible impact from solar shadow study - does not substantiate the case officers statement.

As such, the proposed development fails to accord with policies BCS21, DM26, DM30 and SPD2 guidance. The proposed development would provide an external fire escape fabrication to the side elevation of the rear protrusion to the fully enclosed rear garden below.

Minimal footprint recessed within structure excellent way and intelligent design unlike others they have passed, and life is more important

The development would be situated to the rear of the main property and would not be visible from the public realm, however, visible from properties at Stapleton Road.

While the design and visual appearance of an external staircase is not unacceptable,

IMPORTANT NOTE AND POSSIBLY THE ONLY THING BOTH PARTIES AGREE UPON

the development would afford current and future occupants the opportunity to overlook adjacent properties which are in close proximity to the application site,

Future occupants is the current applicant for generations before and after. This is the applicants family home it will not change. Plus mitigating measures to hide as allowed and alternative and further an emergency fire escape, if in use if at all would be brief and to safe

**life and extremely rare. Also 3 storey no one at that level opposite kitchens and bathrooms, living on third floor, also ground level commercial.
If used in an emergency, it will literally be minutes to use and only in the event of a fire/emergency escape.**

undermining levels of privacy, as discussed in Section B of this report.

See above on privacy also I have no section B

The Local Planning Authority are aware of the justification for development,

Acknowledge but make no mention of health grounds neither any equalities health assessment or equal opportunities or reasonable adjustment or simply just some compassion

however, the residential amenity concerns stemming from a raised balcony would mean that the placement of such fabrications would not be acceptable in this circumstance.

In talking with the inspectorate a differing view was taken.

The weight of life is substantial, further it encourages safe building and not the other way round, further there are fire escape opposite anyway, precedents have been set. To limit one person and not the other is strange/

As such, the proposed development would fail to accord with policies BCS21, DM26, DM30 and SPD2 guidance.

The Committee have discretion and further by law are allowed to deviate from the rigidity of the rules in special cases such as this one on grounds of health and safety.

Based on the information provided to the Local Planning Authority, it is considered that the proposed development would be unacceptable in terms of design. As stated, the proposals would be wholly reliant on the grant of planning permission under 21/02372/H which is deemed unacceptable and further amendments would exacerbate issues further. As such, it is considered that both applications are unacceptable.

AS STATE NO THEY WILL NOT AND NOT AMENDMENTS.

B. WOULD THE PROPOSED DEVELOPMENT CAUSE ANY UNACCEPTABLE HARM TO RESIDENTIAL AMENITY OF FUTURE OR ADJACENT OCCUPIERS?

Policy BCS21 states that new development should safeguard the amenity of existing development.

IT DOES

Policy DM30 states that proposals should not prejudice the existing and future development potential of adjoining sites.

IT DOES NOT

SPD2 'A Guide for Designing House Alterations and Extensions' states that rear extensions should not cross a 45° line drawn from the extension to the mid-point of the nearest adjacent habitable

window perpendicular to the proposed development as to not cause overlooking, overbearing or overshadowing on adjacent occupiers.

IT DOES NOT.. Secondly further assessment on 25 degree also done again no breach. Thus concluding acceptability to adequate light for No 2.

As outlined in the Case Officer report appurtenant to application 21/02373/H, the retention of the two storey infill rear extension and prior approval protrusion would give rise to significant overbearing and overshadowing upon the adjacent neighbours of 2 Milsom Street, as evidenced by

Item no. 1 Development Control Committee B – 21 July 2021 Application No. 21/02372/H & 21/02373/H: 1 Milsom Street Bristol BS5 0SS photographs provided in the respective objection.

The proposed development would further increase the roof height of the prior approval extension to 4.5m to the eaves and 5.1m to the ridge to facilitate a first floor extension.

Not first floor again, attic of ground floor structure, and sizes incorrect in planning terms.

The proposals would further exacerbate residential amenity issues through further enclosure and overbearing on 2 Milsom Street. Due to the provision of a 10.7m two-storey protrusion (cumulative) to the rear of the property, it is considered that the development would undermine the residential amenity of adjacent occupants and would therefore be contrary to policies BCS21, DM30 and SPD2 guidance and is unacceptable.

The original structure has been there since the mid 1940s and is defined under law as the original structure from where applications are assess. A case in example is development of curtilidge under 50% this takes zero percent apart from stair imprint. The extension is law government we should not be penalised for following law available to other citizens.

Due to the scale and projection of the development, the side elevation upon the party wall of the extension crosses a 45°line drawn from the nearest habitable window perpendicular to the development, on both plan and elevation. As such, it considered that the development results in unacceptable overshadowing impacts which undermine both internal living rooms and the use of the rear garden.

100% incorrect this proposal no where near infringes the 45 degree line or 25 degree line to any habitable or even inhabitable room. The case officer is fully aware of this, he is misleading you with purposeful intent given he knows this and has been showed to him to disprove.

Concerns in this regard were raised by the Planning Inspectorate and are considered to remain unaddressed during the subsequent resubmissions in 2021.

Incorrect, misleading , all addressed.

Based on the site visit, photographs provided and assessment of the unacceptably large extension,

Within law, original house and gdpo, making it out to be something it is not, opposite is a three storey structures all on Stapleton rd.

it is considered that the development results in unacceptable residential amenity impacts on 2 Milsom Street in relation to overshadowing and loss of sunlight.

ACTUAL DATA DOES NOT SUPPORT THIS SEE SOLAR AND SHADOW DATA

As such, the development is considered to be contrary to policies BCS21, DM30 and SPD2 guidance and is unacceptable.

Notwithstanding the unacceptable height increase to the rear extension, the proposed development would include a first floor fire escape/balcony fabrication to the side elevation of the rear infill extension.

The external fabrication would extend to 2.9m in height at the infill section and 2.5m at the proposed first floor of the prior approval extension, affording current and future occupants to overlook the rear elevations and private gardens of properties fronting Stapleton Road. Due to the tight-knit form of the local area, the sheer projection and height would result in a sense of overbearing on adjacent neighbours which would be further exacerbated by the erection of the external fabrications. The proposed development would result in a loss of privacy and overlooking which would undermine the residential amenity of current and future occupants which would be contrary to policies BCS21, DM30 and SPD2 guidance and is unacceptable.

As outlined in the design section, it is considered that the development constitutes the overdevelopment of the rear curtilage, resulting in compromised living conditions for intended/future occupants. The site visit, undertaken on 6 April 2021, indicated that the remaining garden area endures a sense of enclosure/overbearing and loss of light due to the scale of the in situ development. As such, the remaining garden provides minimal functional space for domestic and leisure activities, thus failing to accord with policies BCS21, DM26, DM27 and DM30 and is therefore considered to be unacceptable.

This is incorrect, the space is fully functional and this application does not impinge upon the curtilage, further the LPA have, despite objection allowed a multitude of developments to be built 100% curtilage despite objections, opposite , 58 Stapleton Road rear case in point. This property has more than adequate space outside.

The in-situ development and planned additions would further detriment the residential amenity of adjacent and intended occupants and would fail to accord with policies BCS21, DM30 and SPD2. As such, the development is unacceptable in terms of residential amenity impacts.

CONCLUSION

Based on the information provided to the Local Planning Authority for the resubmitted application and site conditions observed during the Case Officers site visit on 6 April 2021, it is apparent that the development in situ is of a scale and form which is unsympathetic to the constraints of the site and the character of the area. Furthermore, due to the scale of development, significant residential amenity impacts would be endured by occupants of 2 Milsom Street and 58-72 Stapleton Road which remain unaddressed following the previous refusal. The proposals outlined in this application would further exacerbate issues already deemed unacceptable and would therefore detriment design and residential concerns further. As such, the application is recommended for refusal on the grounds of unacceptable design and residential amenity impacts.

END

See questions that is requested to be asked, next.

**QUESTIONS THAT IS REQUESTED TO BE ASKED TO THE CASE OFFICER
REGARDING APPLICATION 21/02372/H | Height increase to rear extension and fire escape
fabrication installations.**

QUESTIONS

1. On a number of occasions you have stated the in situ development is unlawful, in the context of this application, the 6m extension. What precise authority and lawful judgement can you show that concludes that?
2. What do GDPO rules allow?
3. You diverge a lot onto the previous applications, enforcement action, existing buildings, but is it not correct to state the matter before you is a height increase , fire escape only and those matters are not within your remit and being decided elsewhere.
4. Does the actual height increase cause additional overshadowing and loss of light - the specific height increase part? Why does the Solar / shadow data show otherwise?
5. Do not the benefits of disability and health outweigh any inconvenience a minor height does. Talking solely about the height increase part, nothing else , only what is the proposal before you.?
6. You say the fire escape will cause shadowing / sunlight to No 2, how can this physically possible as it is to the east?
7. How high or how many stories is the Stapleton Road buildings
8. Who is most overlooked 1 Milsom BY Stapleton Rd or vice versa?
9. Does fire safety, not be of a significant weight in deciding this application?
10. Most importantly what are fire escapes used for?
11. How long would you presume someone in the event of a fire would need to use the fire escape?.
12. You state the city design group amid whatever substantiates your conclusion. Why did she have no objections on the refused application where the height increase was to the main house ridge line before.?
13. Are you seriously saying that a minor increase will cause significant overbearing and overshadowing to adjacent neighbours despite the data showing otherwise and common sense?
14. Are you aware No 2 was informed by the lpa to cut there trees on the day pictures were to be taken by them, (when cut it was a storm),to mislead any future assessment personnel and also do you agree the trees will grow back as is the course of nature?

*SUN /SHADOW ANALYSIS
FOR APPLICATION
21/02372/H*

**COMPUTATION PATH
ANALYSIS DATA OF THE
SUN WITH RESULTANT
SHADOWS FOR
APPLICATION 21/02372/H
[1 Milsom Street Easton
BS5 0SS]**

SUNCALC.ORG

Compuatation Path Analysis Data of path of the Sun and resultant shadow for Application 21/02372/H

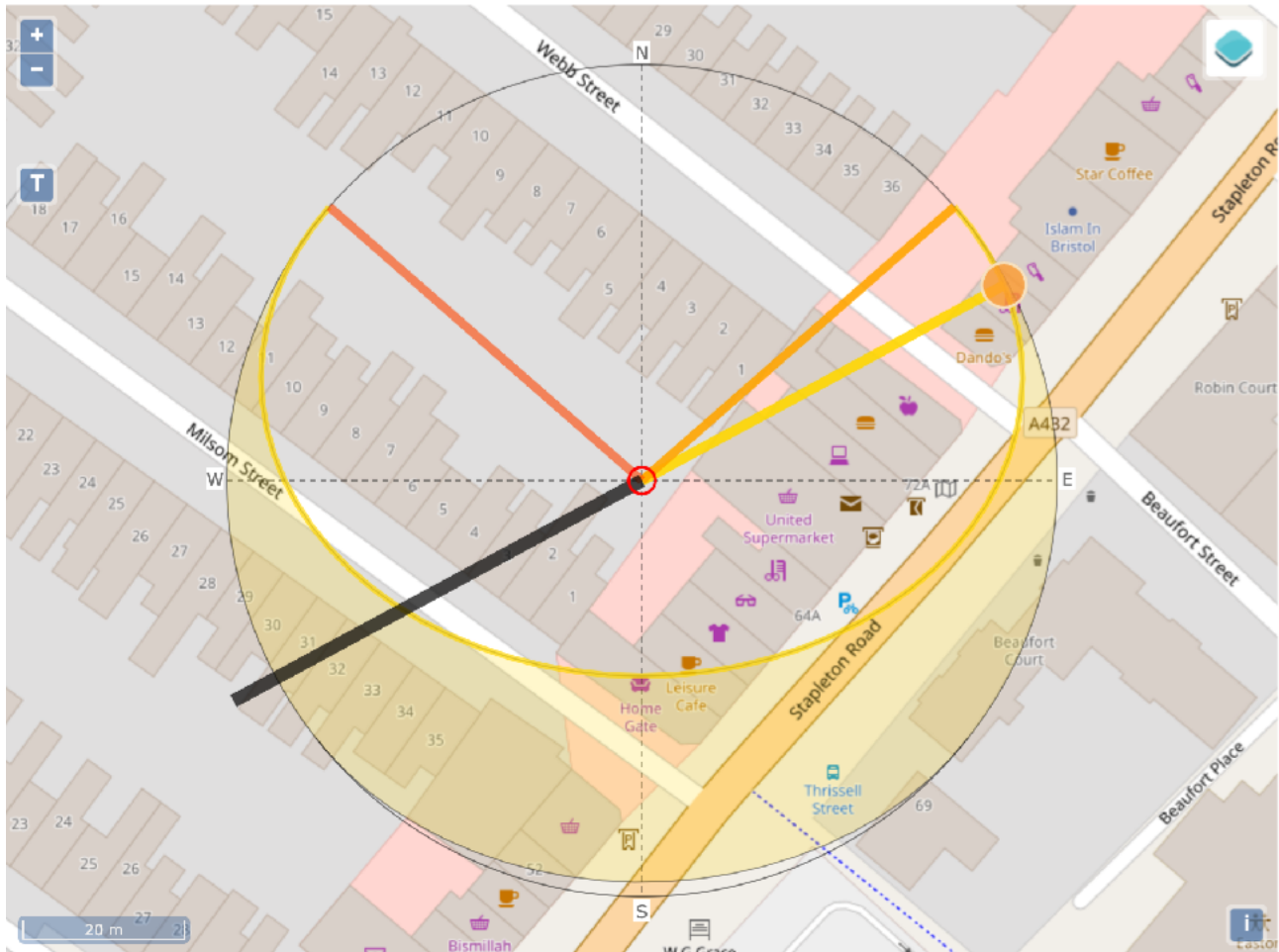
1. The following analysis and data show the sun path and resultant shows of the direct proposal area of application 21/02372/H
2. Note - Each data set is singular to the particular structure only. What has not been analysed in depth is the shadow analysis of other neighbouring properties that would affect No 2 Milsom Street, such as the building opposite their boundary wall at North east, or the high boundary fence and trees on the property opposite 1 Milsom street.
3. Data analysis provided at 2 hour intervals (0700hrs - 2100hrs) on the standard date for calculation [equinox] 21 June 2021 on the following areas.
 - A. No 2 Milsom Street x3 trees.
 - B. Current permitted development
 - C. Minor height Increase effect - that is subject to this application
 - D. Brief 3 storey commercial 58-62 Stapleton Rd.

Conclusion - No Impact

- I. **The analysis show quite clearly that the proposed height increase will have close to zero affect on the amenity of No 2 Milsom Street.**
- II. No 2 Milsom Street 3 trees have a significant impact on shadow and sunlight amenity to its No 2 itself and significantly to No 1
- III. The Commercial 3 Storey side by virtue of its height above all other properties from the brief analysis shows its impact upon both 1 and 2 Milsom street in the Morning.
- IV. Cases have gone to the high court have concluded an acceptable figure of 2 hours sunlight for an affected neighbour. No 2 enjoy over 10 Hours before midday to Sunset, most of the day.
- V. **The minimal height increase make no discernible affect to loss of sunlight or shadow as a result, as evident on the data provided.**
- VI. The BRE guidance that the LPA use are more precise in that guidance recommend that for garden amenity areas at least 50%, not all, 50% should be capable of receiving 2 hours sunlight. Again the data shows 2 Milsom Street enjoy over 10 Hours of unimpeded sunshine from the proposal.
- VII. It follows that there is no loss of sunlight, over shadowing, over bearing as a result of this proposal being approved. Claims counter to this are false.
- VIII. Further this Data should be considered alongside the 45 degree and 21 degree angles from habitable windows that are totally free from interference also.

THE BLACK LINE ON THE MAPS INDICATE THE SHADOW EXTENT AND IS TRUE TO SCALE.

0600HRS



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 06:00 UTC+1

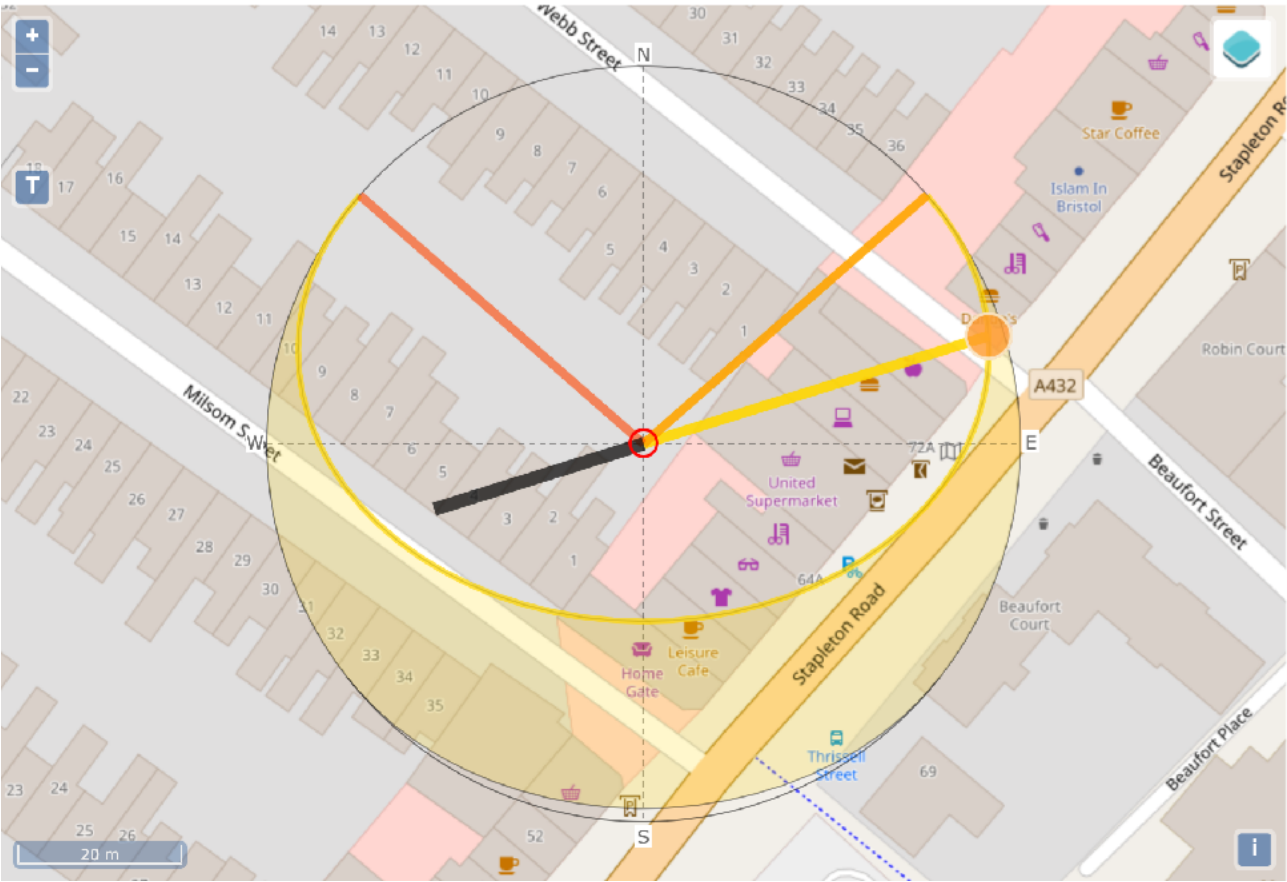
Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 7.83°
Azimut: 61.69°
Shadow length: 58.21

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 8m



05/07/2021

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Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 07:00 UTC+1

Solar data for the Location		Geo data for the Location	
Dawn:	04:05:30	Height:	13m
Sunrise:	04:52:39	Latitude:	N 51°27'38.48" 51.46069°
Sun peak level:	13:12:09	Longitude:	W 2°34'29.2" -2.57478°
Sunset:	21:31:39	Timezone:	Europe/London BST
Dusk:	22:18:48		
Duration:	16h39m0s		
Altitude:	16.37°		
Azimut:	72.68°		
Shadow length:	27.23	at an object level: 8m	



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 08:00 UTC+1

Solar data for the Location

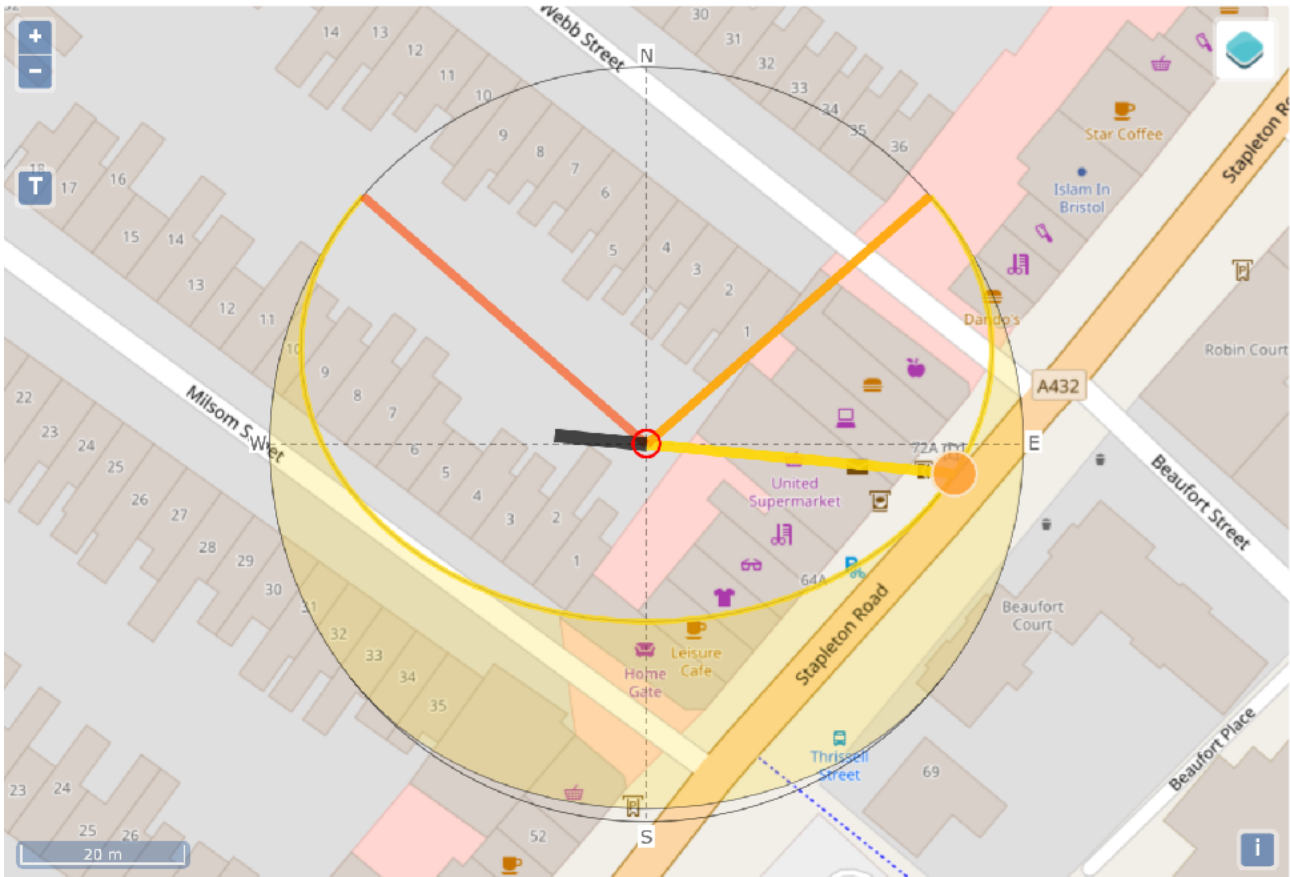
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 25.48°
Azimut: 83.71°
Shadow length: 16.79

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 8m

0900HRS TREES



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 09:00 UTC+1

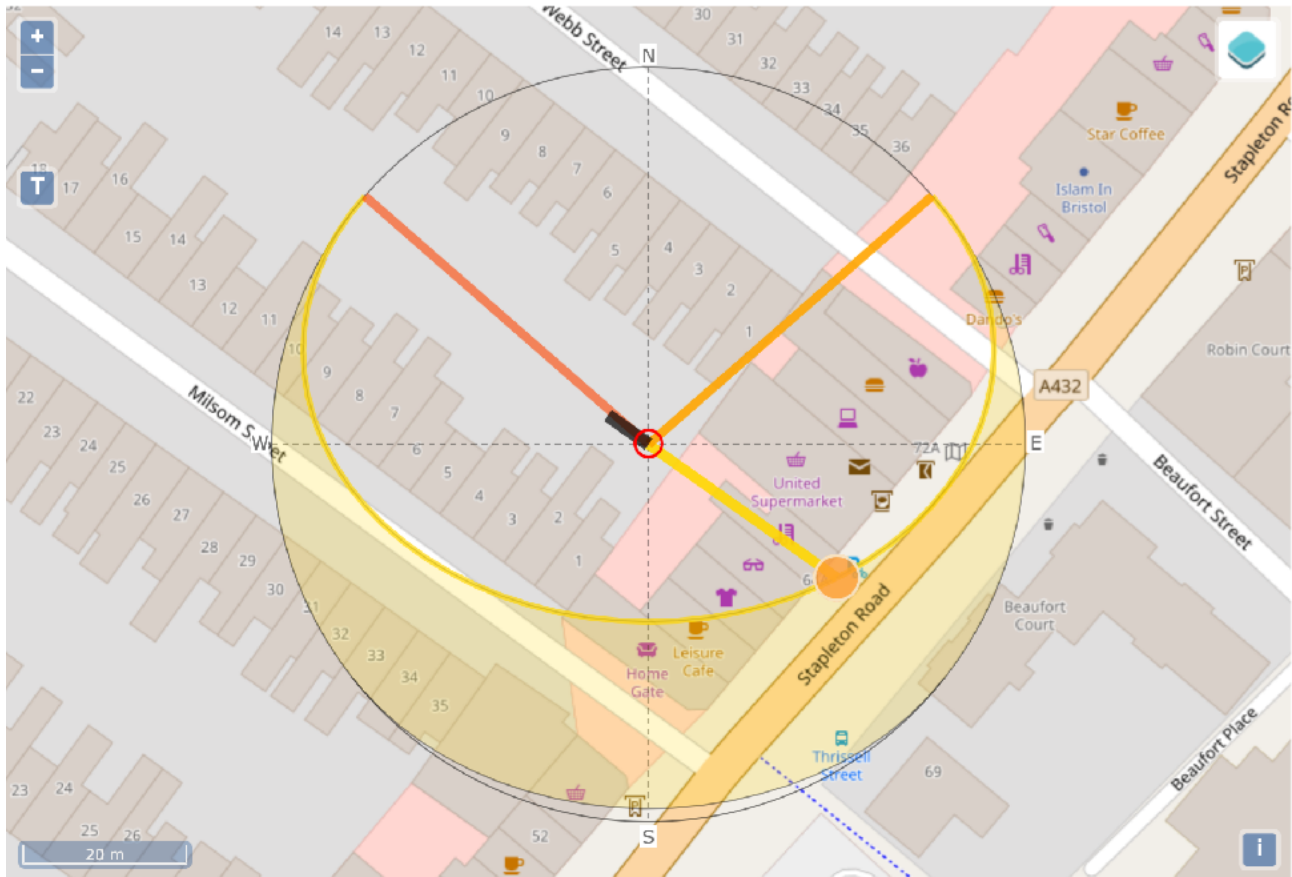
Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 34.80°
Azimut: 95.42°
Shadow length: 11.51

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 8m



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 11:00 UTC+1

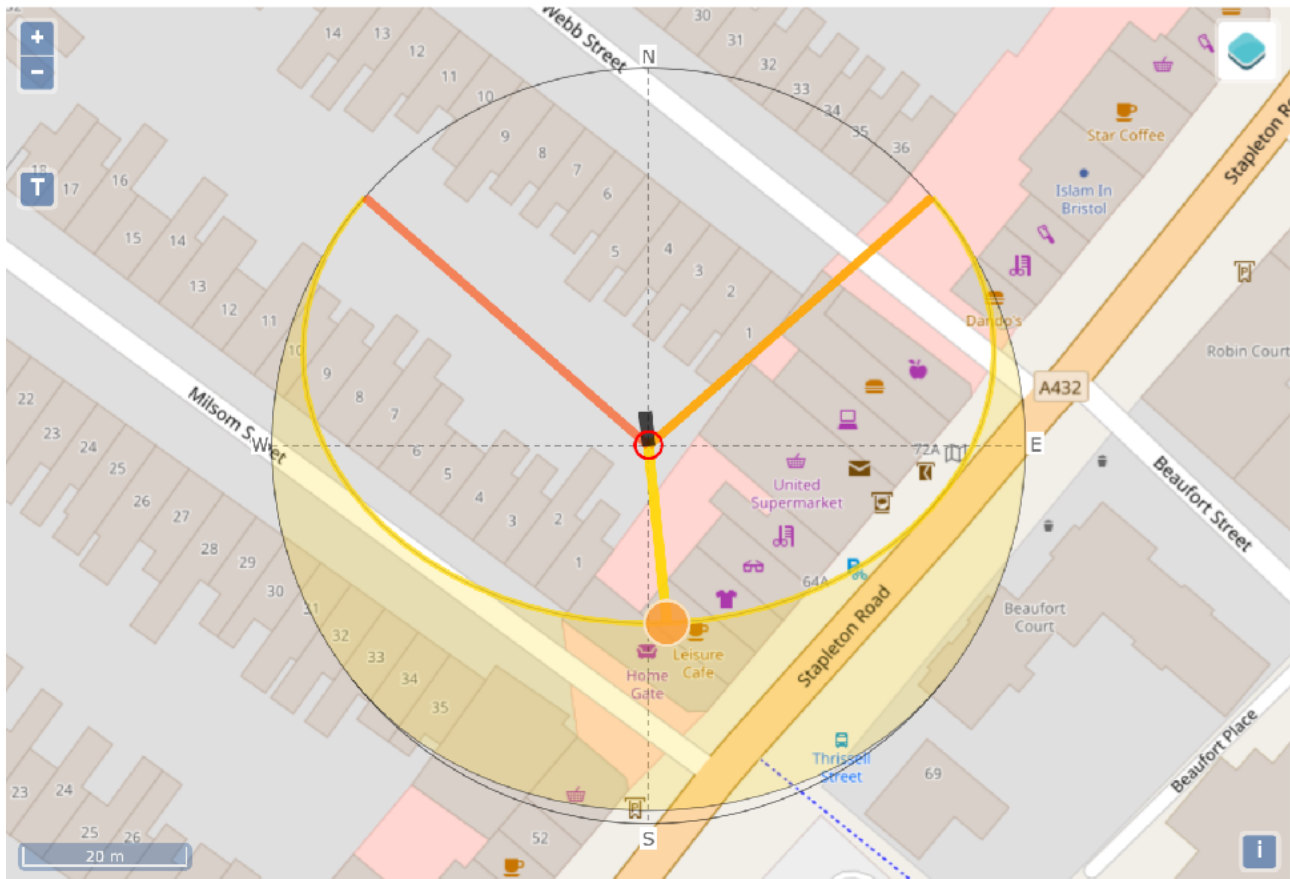
Solar data for the Location

Dawn: 04:05:30
 Sunrise: 04:52:39
 Sun peak level: 13:12:09
 Sunset: 21:31:39
 Dusk: 22:18:48
 Duration: 16h39m0s
 Altitude: 52.23°
 Azimut: 125.27°
 Shadow length: 6.20

Geo data for the Location

Height: 13m
 Latitude: N 51°27'38.48" 51.46069°
 Longitude: W 2°34'29.2" -2.57478°
 Timezone: Europe/London BST

at an object level: 8m



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 13:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
 Sunrise: 04:52:39
 Sun peak level: 13:12:09
 Sunset: 21:31:39
 Dusk: 22:18:48
 Duration: 16h39m0s
 Altitude: 61.89°
 Azimut: 174.07°
 Shadow length: 4.27

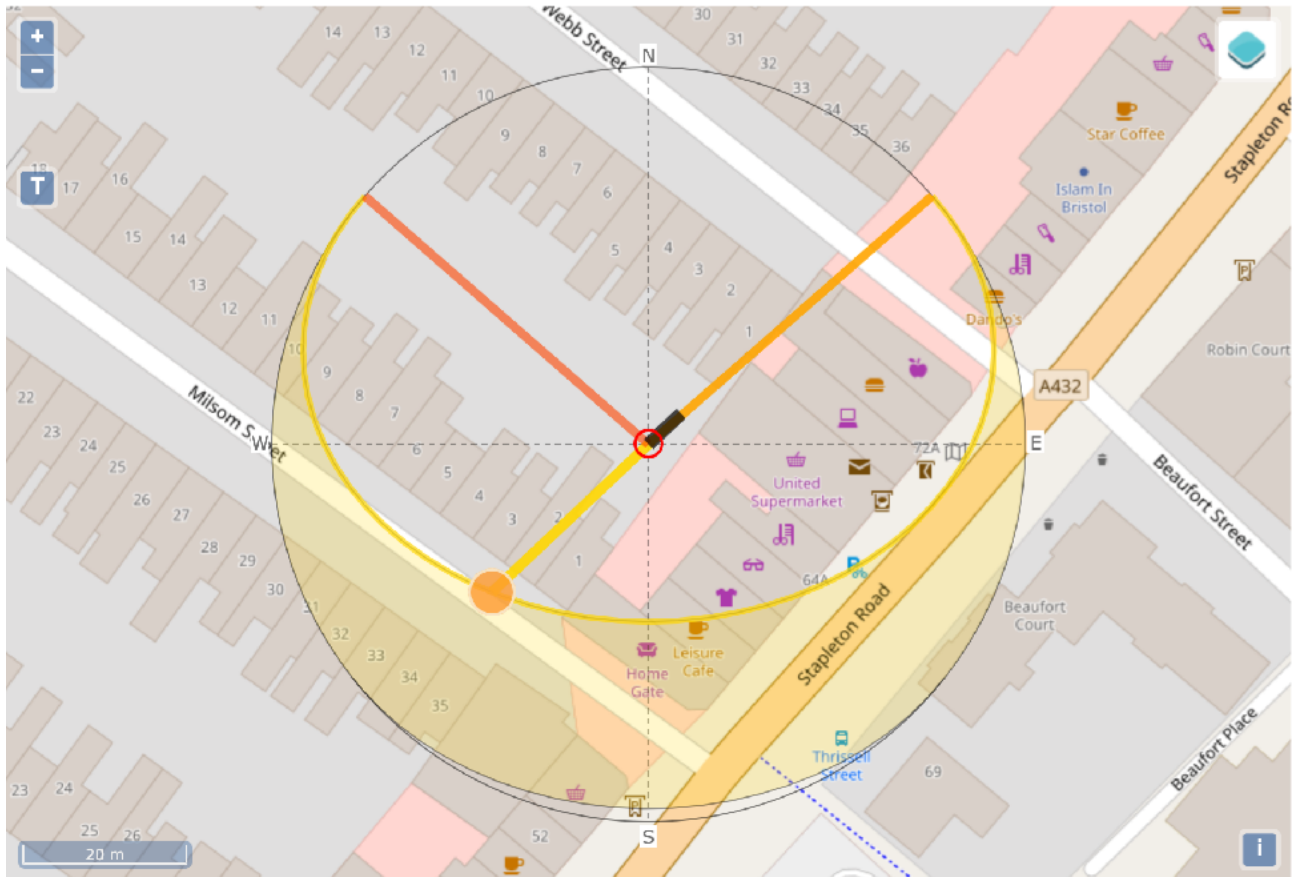
Geo data for the Location

Height: 13m
 Latitude: N 51°27'38.48" 51.46069°
 Longitude: W 2°34'29.2" -2.57478°
 Timezone: Europe/London BST

at an object level: 8m

1500HRS

TREES



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 15:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 55.16°
Azimut: 226.70°
Shadow length: 5.57

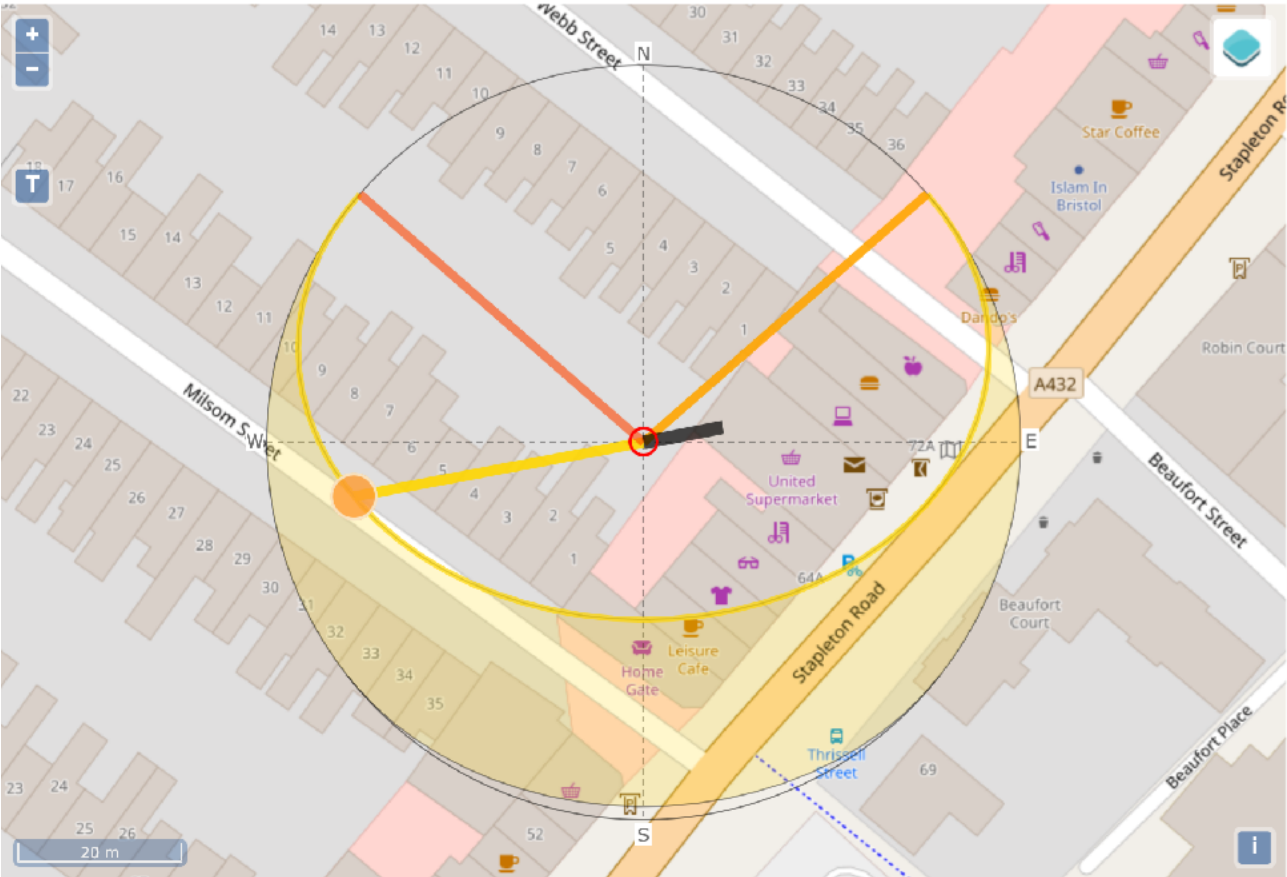
Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 8m

1700HRS

TREES



05/07/2021

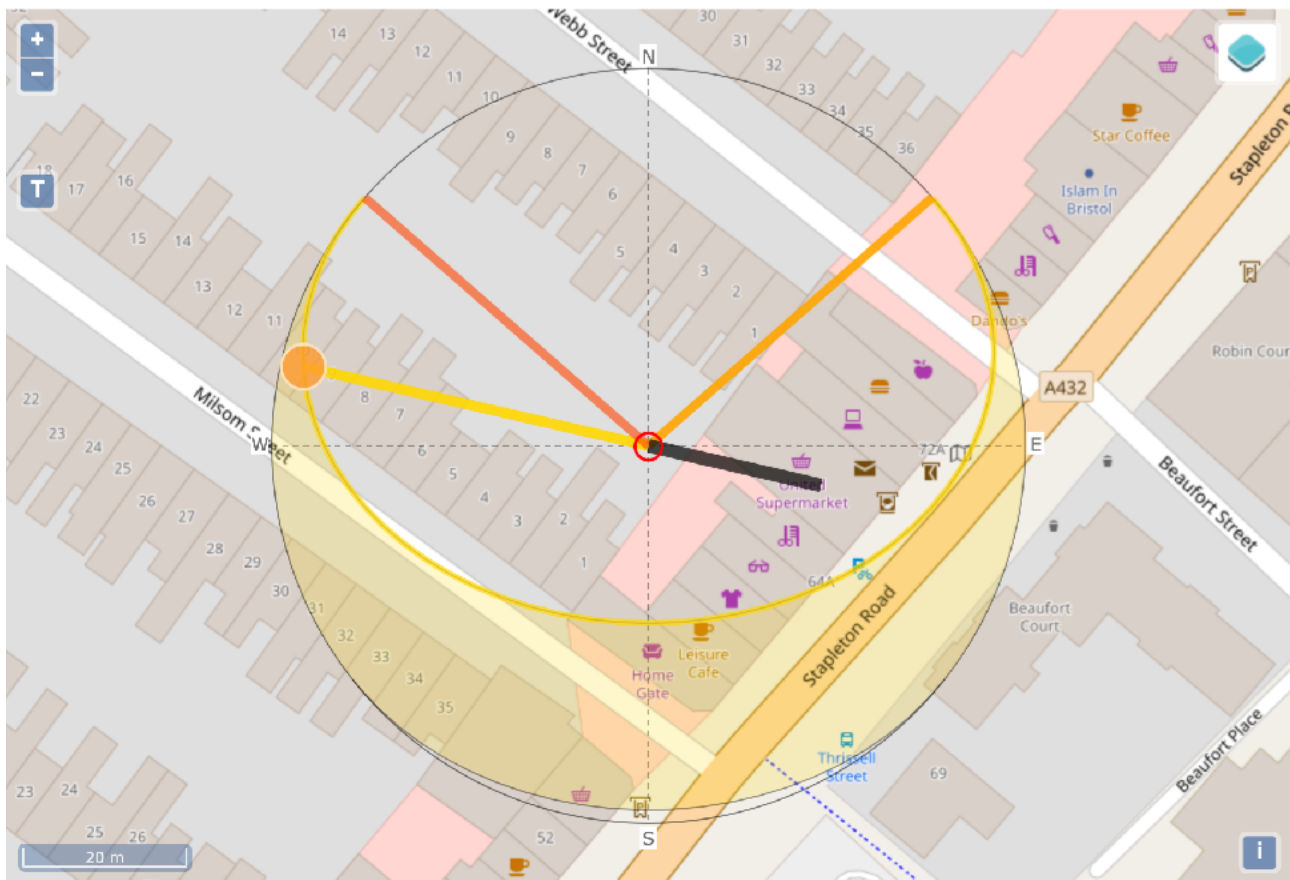
www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 17:00 UTC+1

Solar data for the Location		Geo data for the Location	
Dawn:	04:05:30	Height:	13m
Sunrise:	04:52:39	Latitude:	N 51°27'38.48" 51.46069°
Sun peak level:	13:12:09	Longitude:	W 2°34'29.2" -2.57478°
Sunset:	21:31:39	Timezone:	Europe/London BST
Dusk:	22:18:48		
Duration:	16h39m0s		
Altitude:	38.54°		
Azimut:	259.43°		
Shadow length:	10.04	at an object level: 8m	

1900HRS

TREES



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 19:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 20.02°
Azimut: 282.88°
Shadow length: 21.96

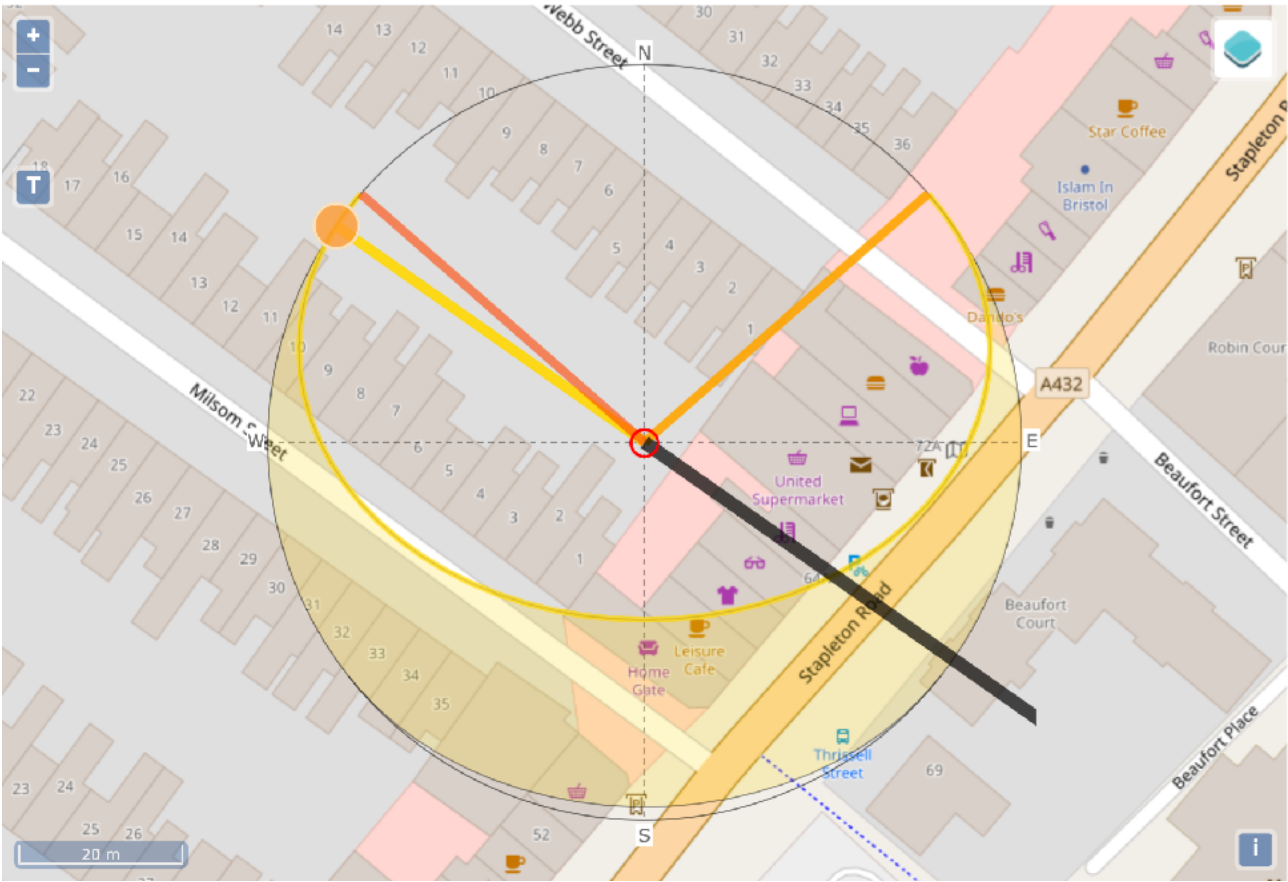
Geo data for the Location

Height: 13m
Latitude: N 51°27'38.47" 51.46069°
Longitude: W 2°34'29.23" -2.57479°
Timezone: Europe/London BST

at an object level: 8m

2100HRS

TREES



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 21:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 3.21°
Azimut: 305.01°
Shadow length: 142.55

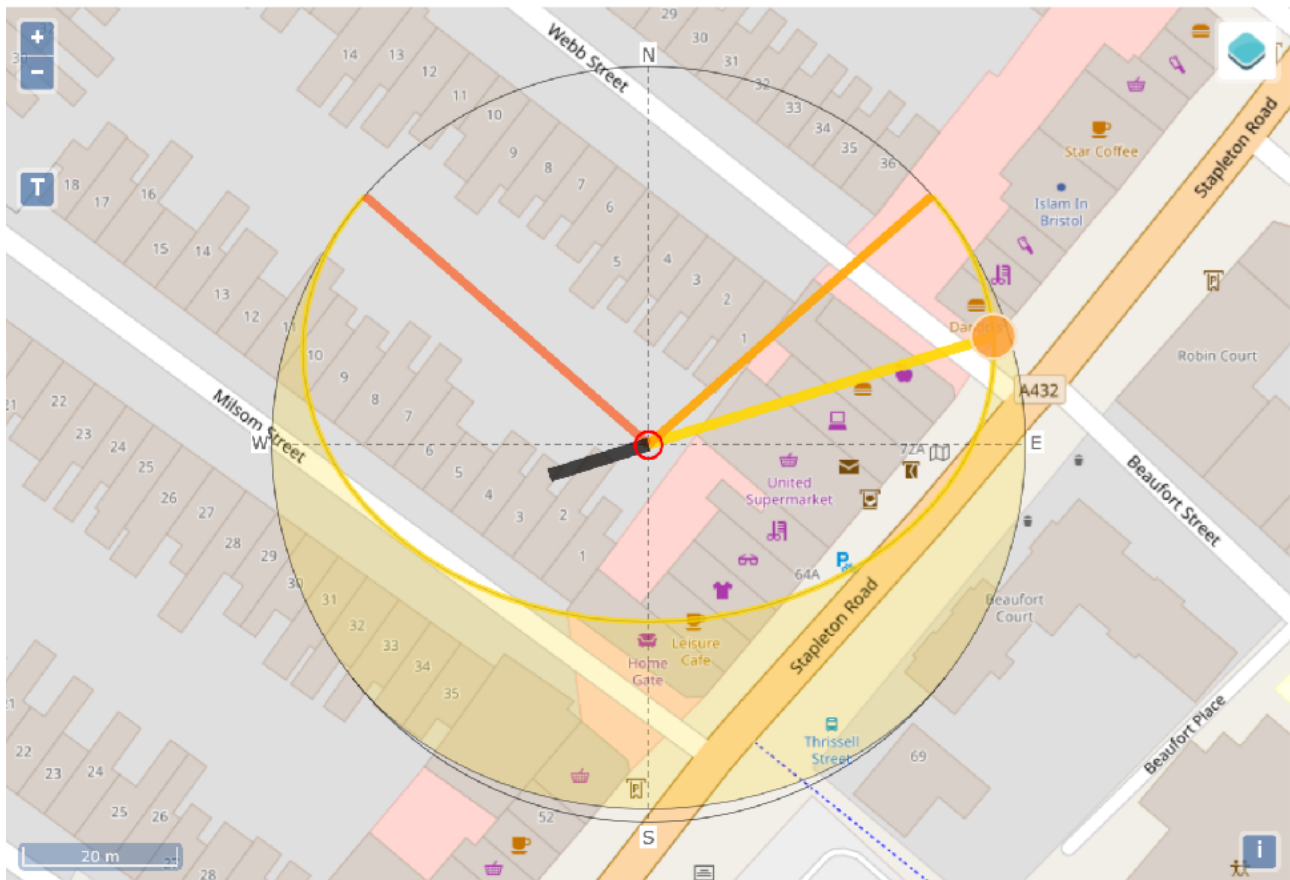
Geo data for the Location

Height: 13m
Latitude: N 51°27'38.47" 51.46069°
Longitude: W 2°34'29.23" -2.57479°
Timezone: Europe/London BST

at an object level: 8m

EXISTING 6M PERMITTED

0700HRS



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 07:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 16.37°
Azimut: 72.68°
Shadow length: 13.62

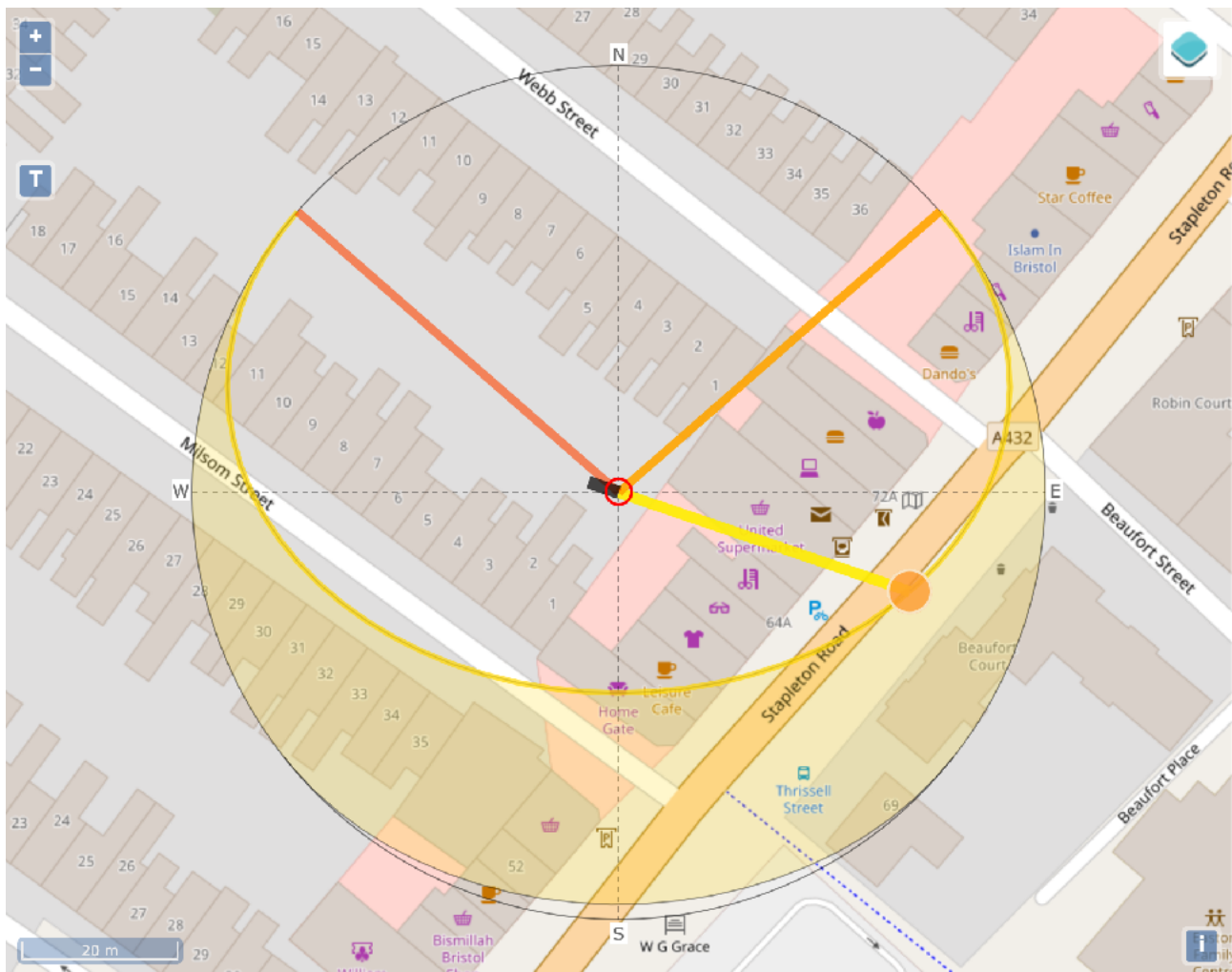
Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4m

0900HRS 6M PERM

FIND IT OR DO 10



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 10:00 UTC+1

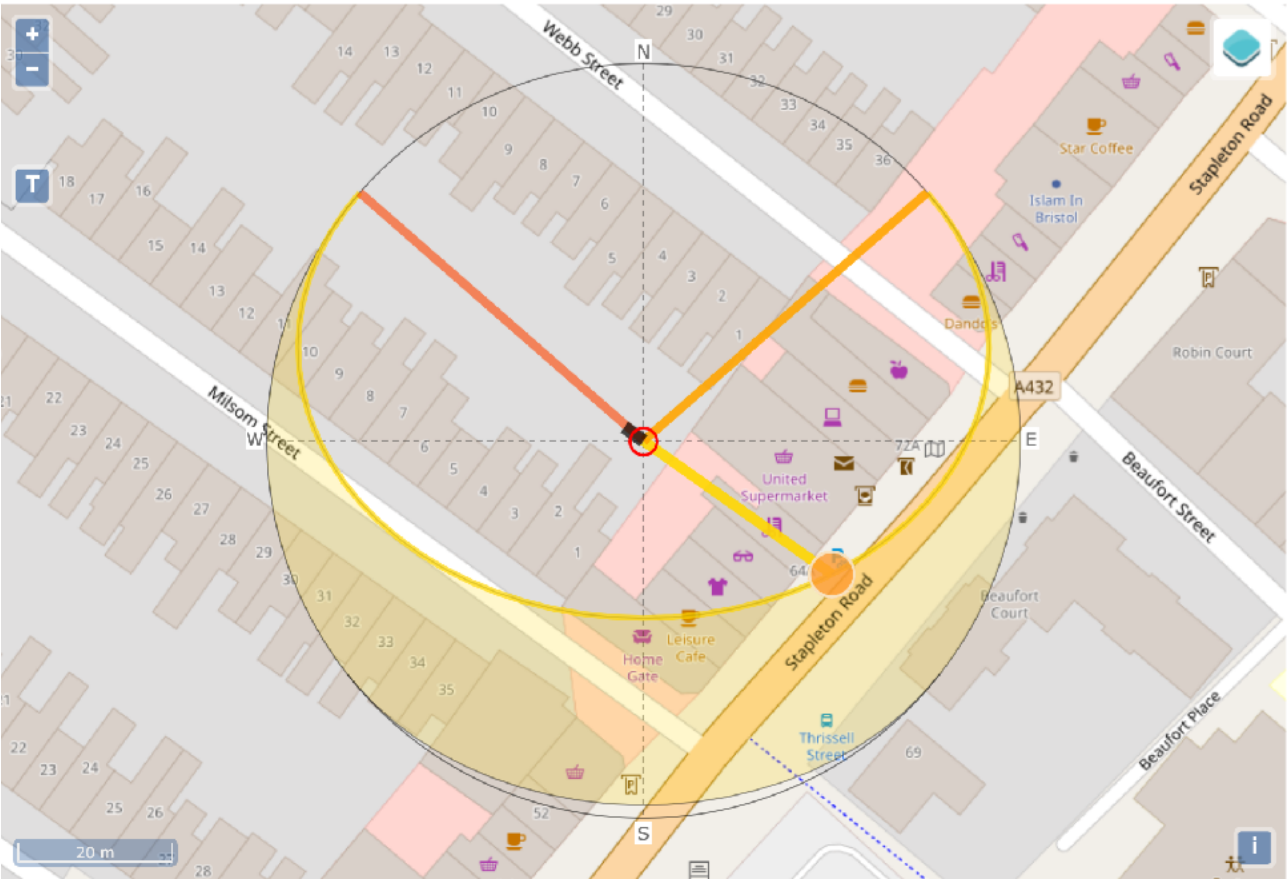
Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 43.91°
Azimut: 108.79°
Shadow length: 4.15

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4m



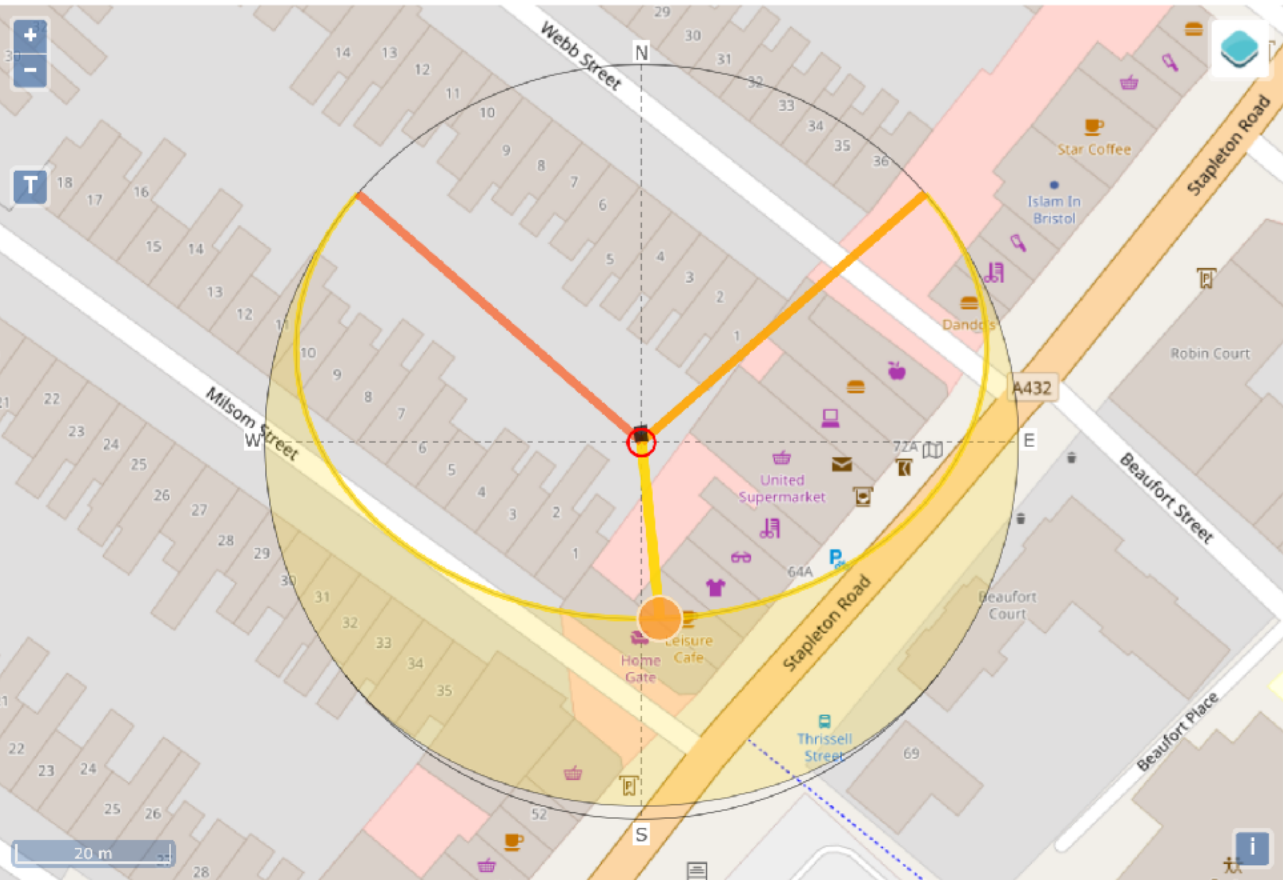
05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 11:00 UTC+1

Solar data for the Location		Geo data for the Location	
Dawn:	04:05:30	Height:	13m
Sunrise:	04:52:39	Latitude:	N 51°27'38.48" 51.46069°
Sun peak level:	13:12:09	Longitude:	W 2°34'29.2" -2.57478°
Sunset:	21:31:39	Timezone:	Europe/London BST
Dusk:	22:18:48		
Duration:	16h39m0s		
Altitude:	52.23°		
Azimet:	125.27°		
Shadow length:	3.10	at an object level: 4m	

1300HRS PERM



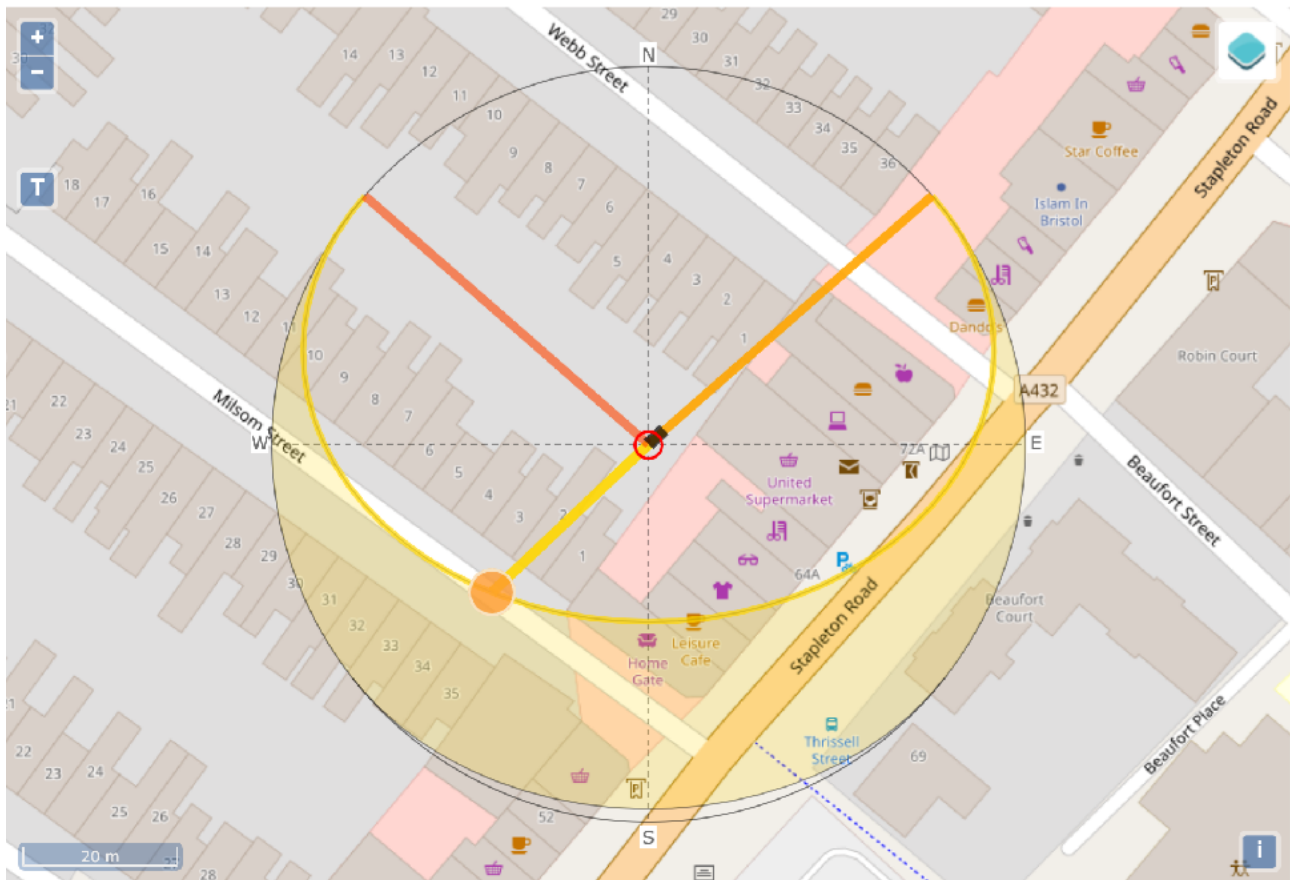
05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 13:00 UTC+1

Solar data for the Location		Geo data for the Location	
Dawn:	04:05:30	Height:	13m
Sunrise:	04:52:39	Latitude:	N 51°27'38.48" 51.46069°
Sun peak level:	13:12:09	Longitude:	W 2°34'29.2" -2.57478°
Sunset:	21:31:39	Timezone:	Europe/London BST
Dusk:	22:18:48		
Duration:	16h39m0s		
Altitude:	61.89°		
Azimut:	174.07°		
Shadow length:	2.14	at an object level: 4m	

1500HRS 6M PERM



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 15:00 UTC+1

Solar data for the Location

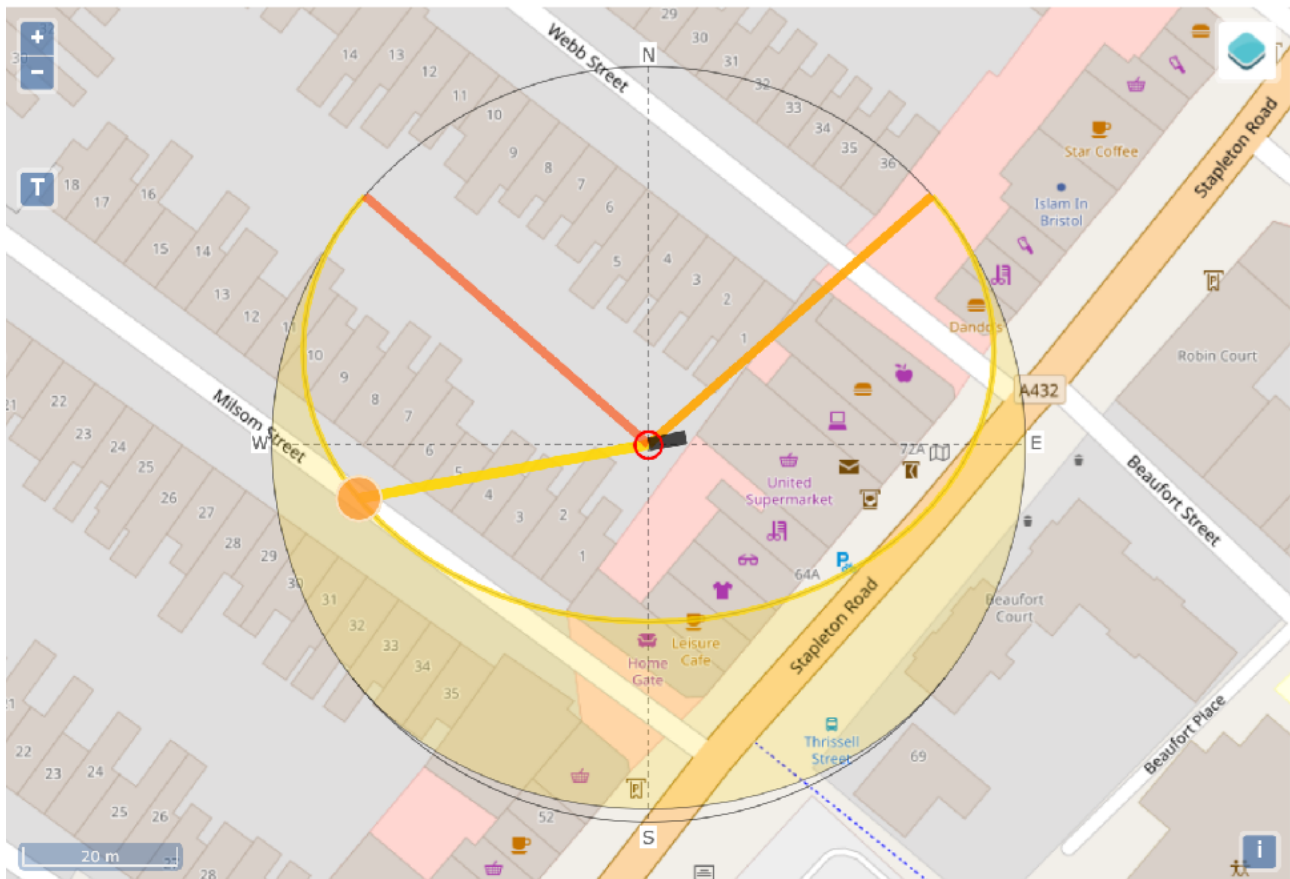
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 55.16°
Azimut: 226.70°
Shadow length: 2.78

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4m

1700HRS PERM



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 17:00 UTC+1

Solar data for the Location

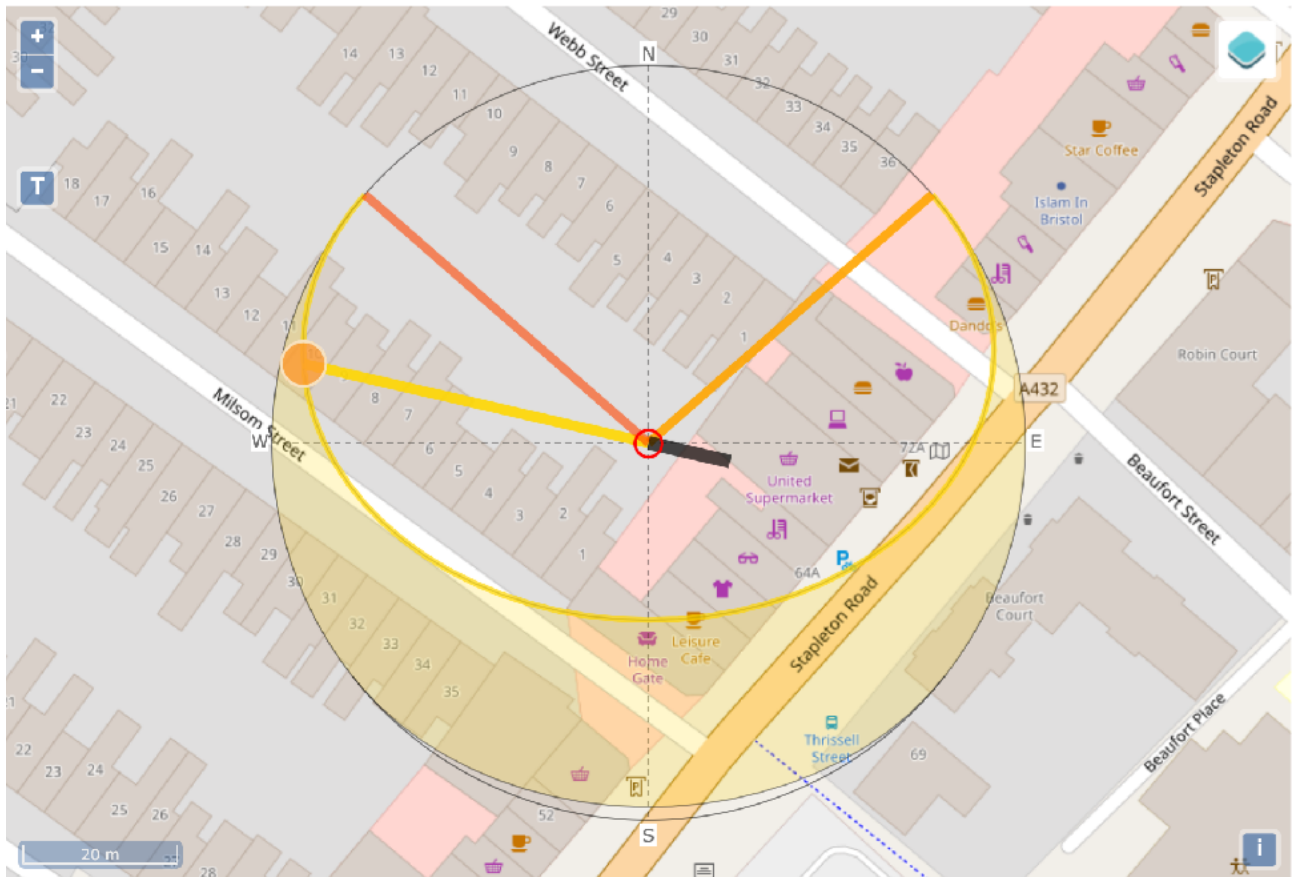
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 38.54°
Azimut: 259.43°
Shadow length: 5.02

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4m

1900HRS PERM



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 19:00 UTC+1

Solar data for the Location

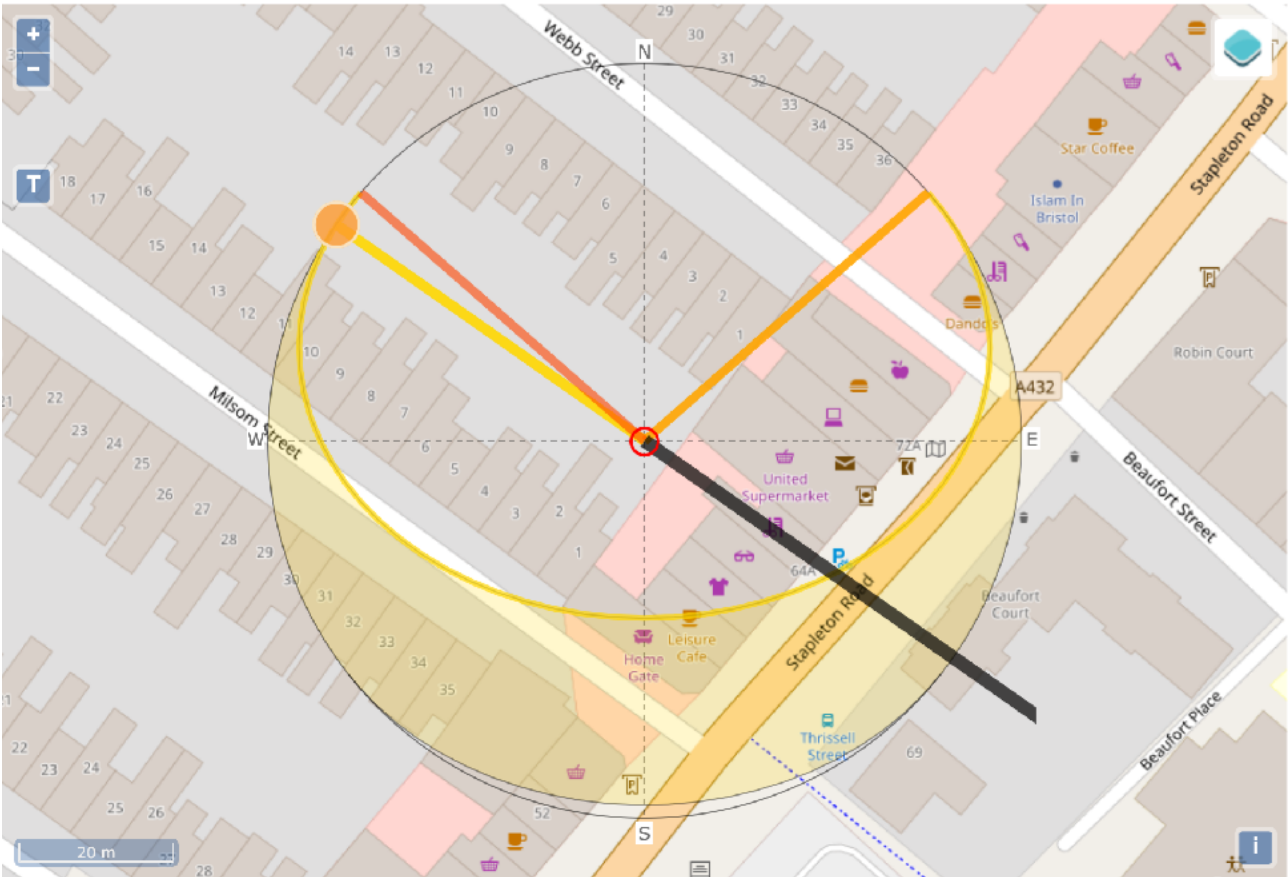
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 20.02°
Azimut: 282.88°
Shadow length: 10.98

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4m

2100HRS PERM



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 21:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 3.21°
Azimut: 305.01°
Shadow length: 71.28

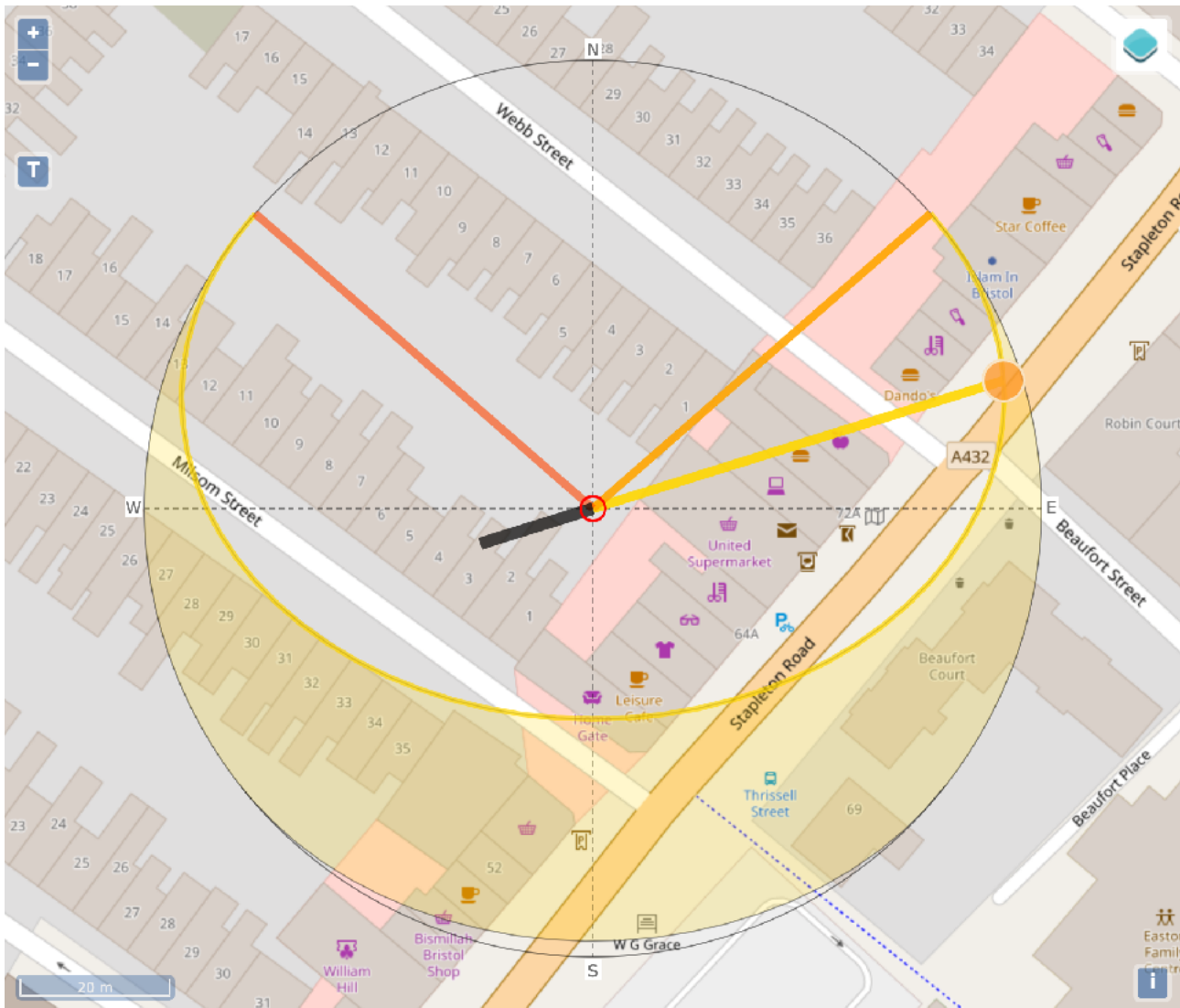
Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4m

HEIGHT INCREASE NO DIFF

0700HRS HEIGHT



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 07:00 UTC+1

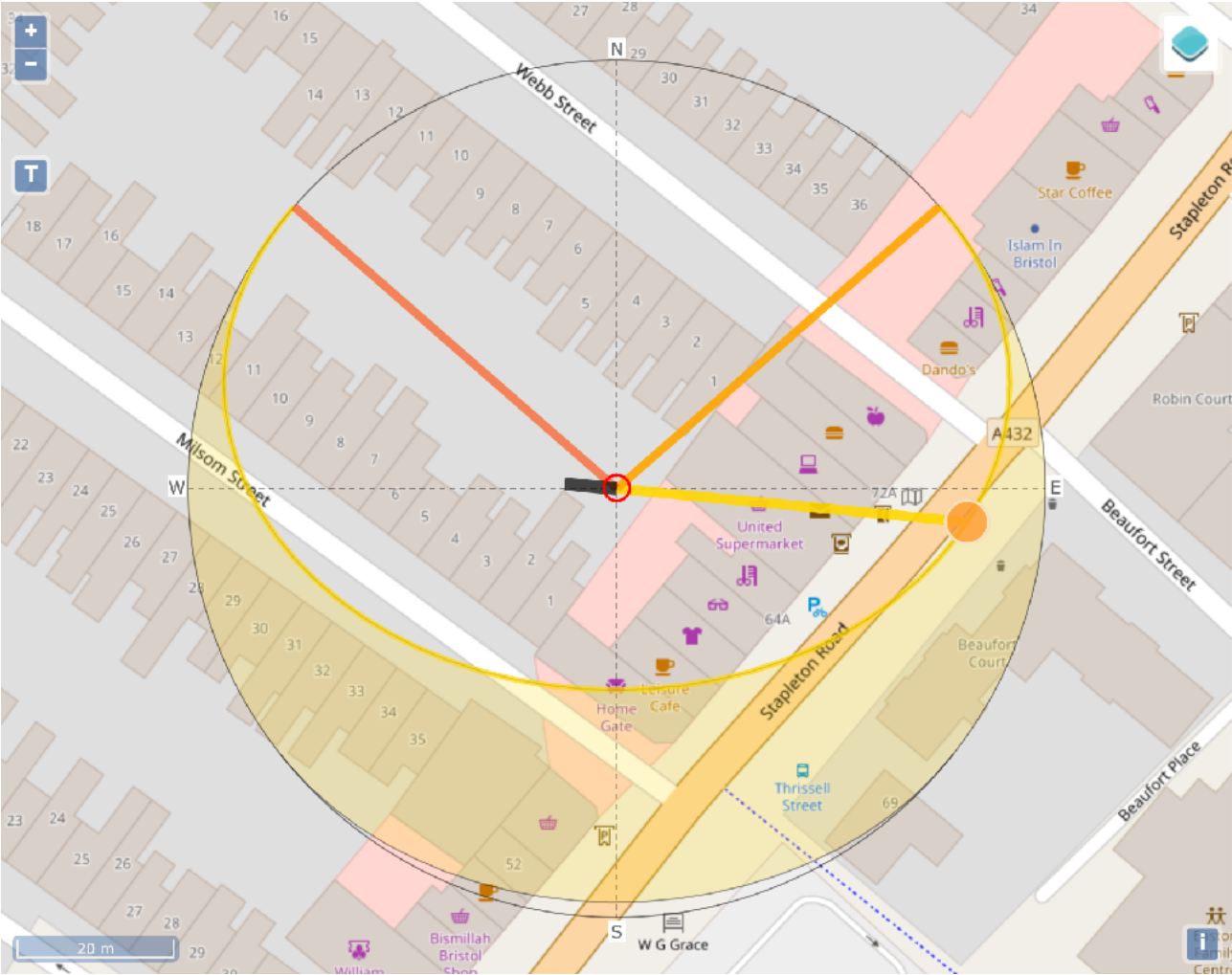
Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 16.37°
Azimut: 72.68°
Shadow length: 16.00

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4.7m



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 09:00 UTC+1

Solar data for the Location

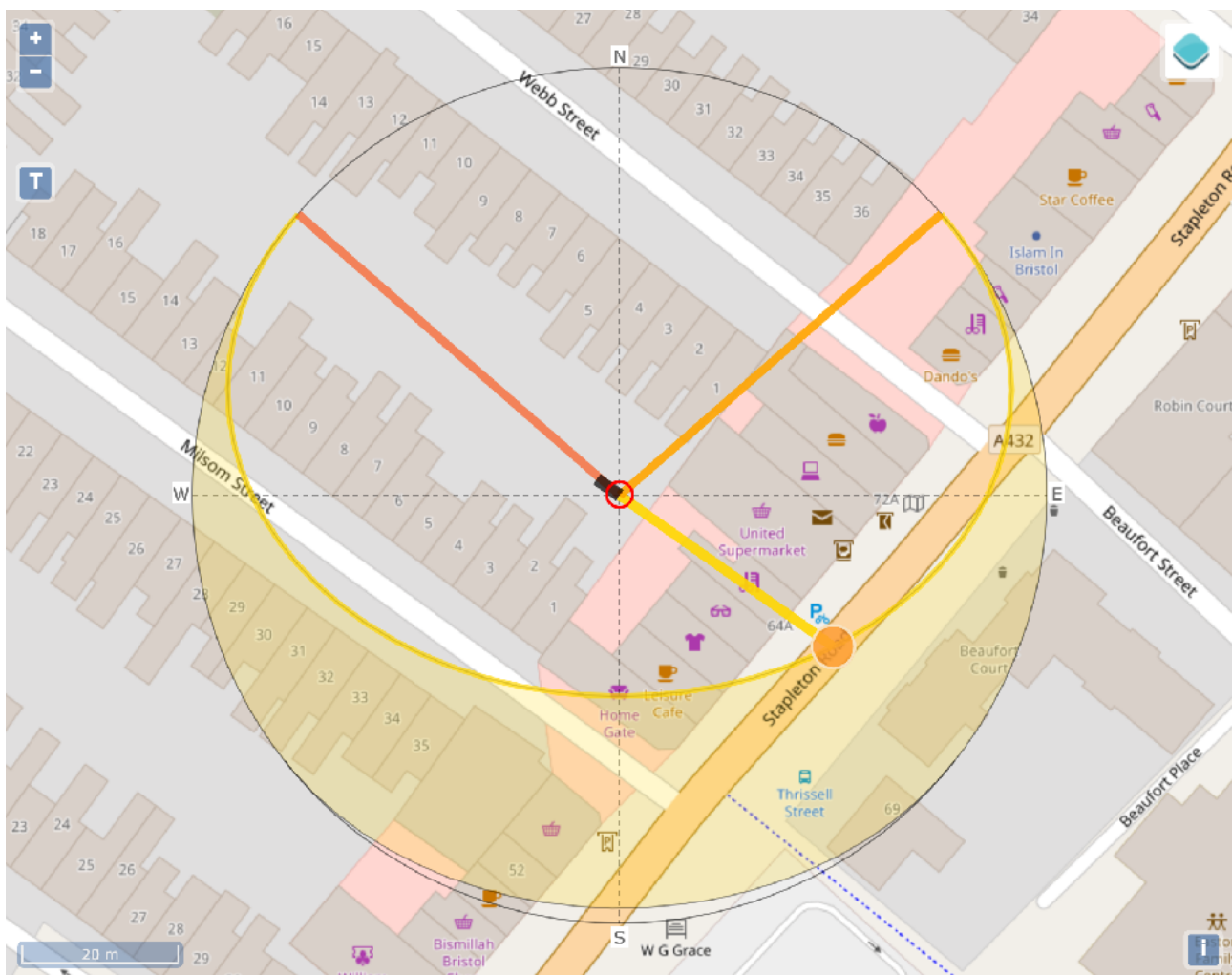
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 34.80°
Azimut: 95.42°
Shadow length: 6.76

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4.7m

1100HRS HEIGHT NO DIFF



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 11:00 UTC+1

Solar data for the Location

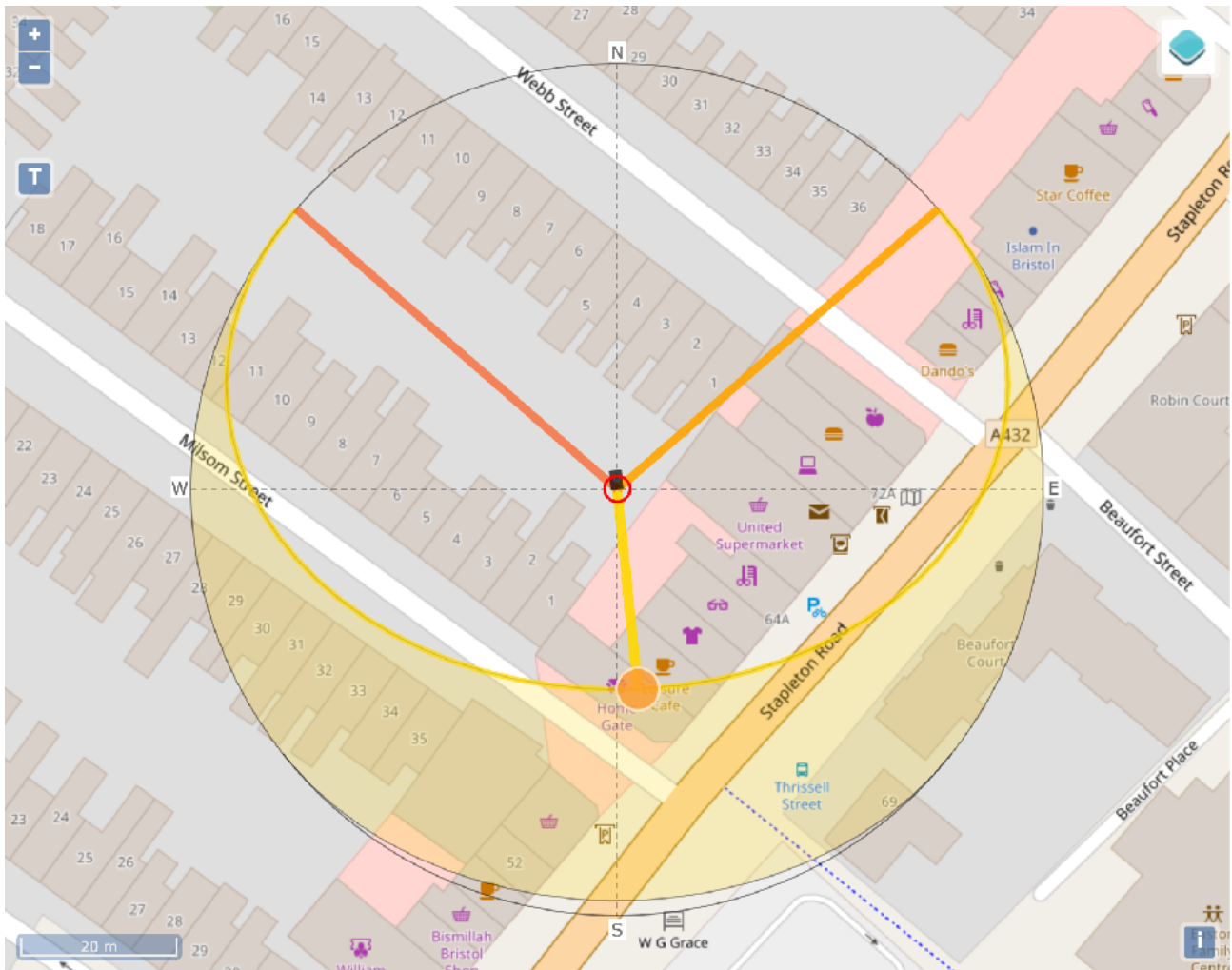
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 52.23°
Azimut: 125.27°
Shadow length: 3.64

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4.7m

1300HRS HEIGHT



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 13:00 UTC+1

Solar data for the Location

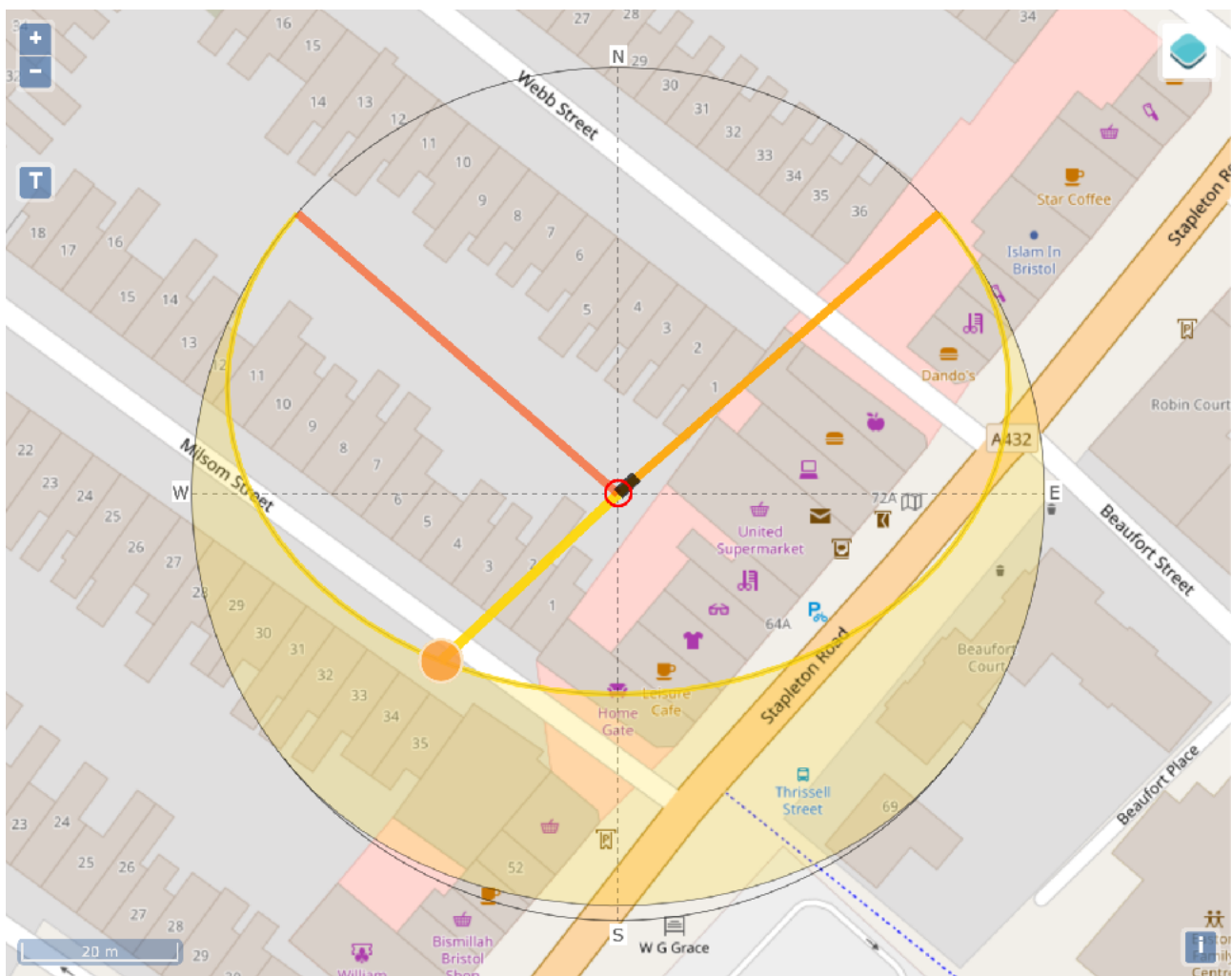
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 61.89°
Azimut: 174.07°
Shadow length: 2.51

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4.7m

1500 HRS HEIGHT NO DIFF



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 15:00 UTC+1

Solar data for the Location

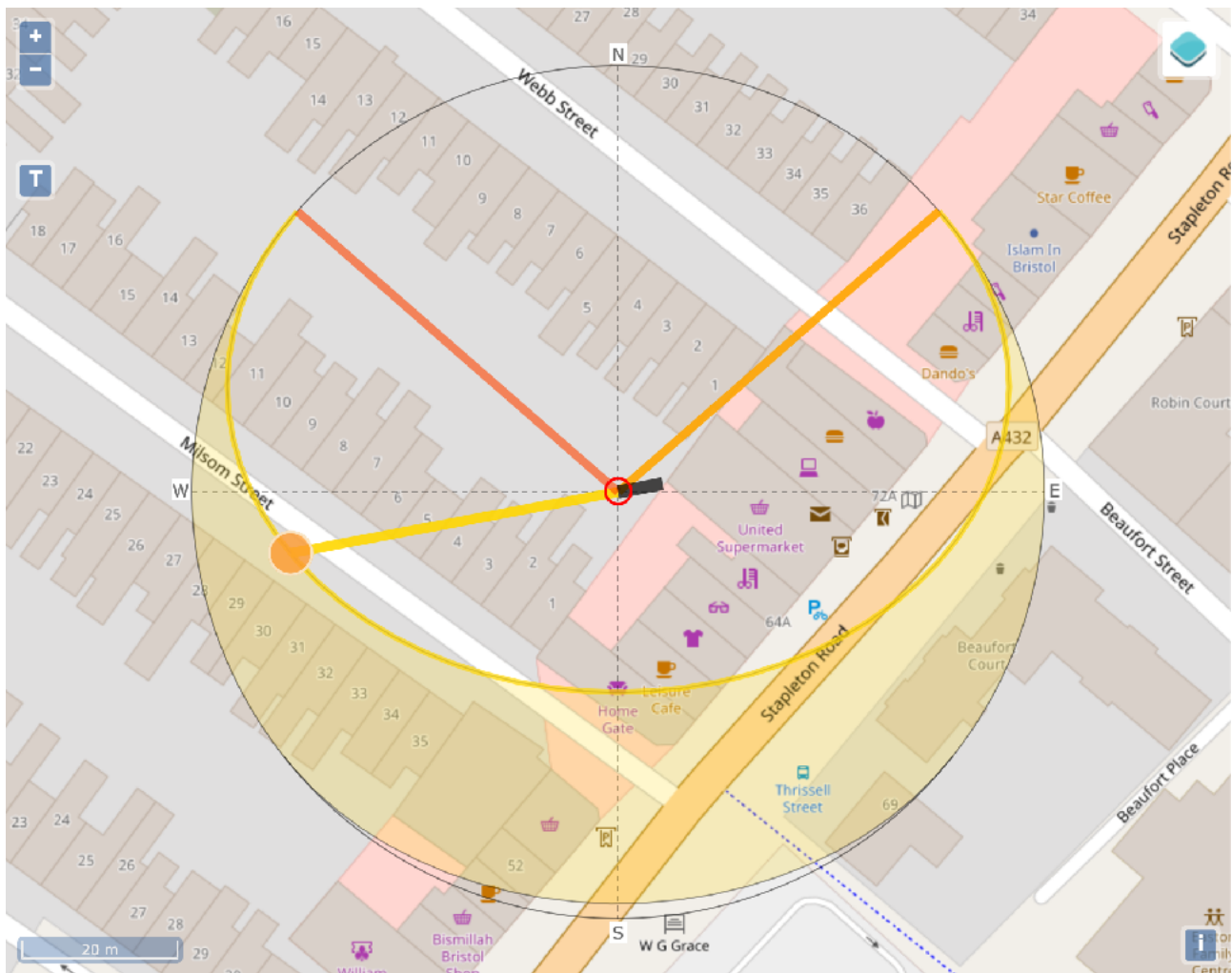
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 55.16°
Azimut: 226.70°
Shadow length: 3.27

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4.7m

1700HRS HEIGHT



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 17:00 UTC+1

Solar data for the Location

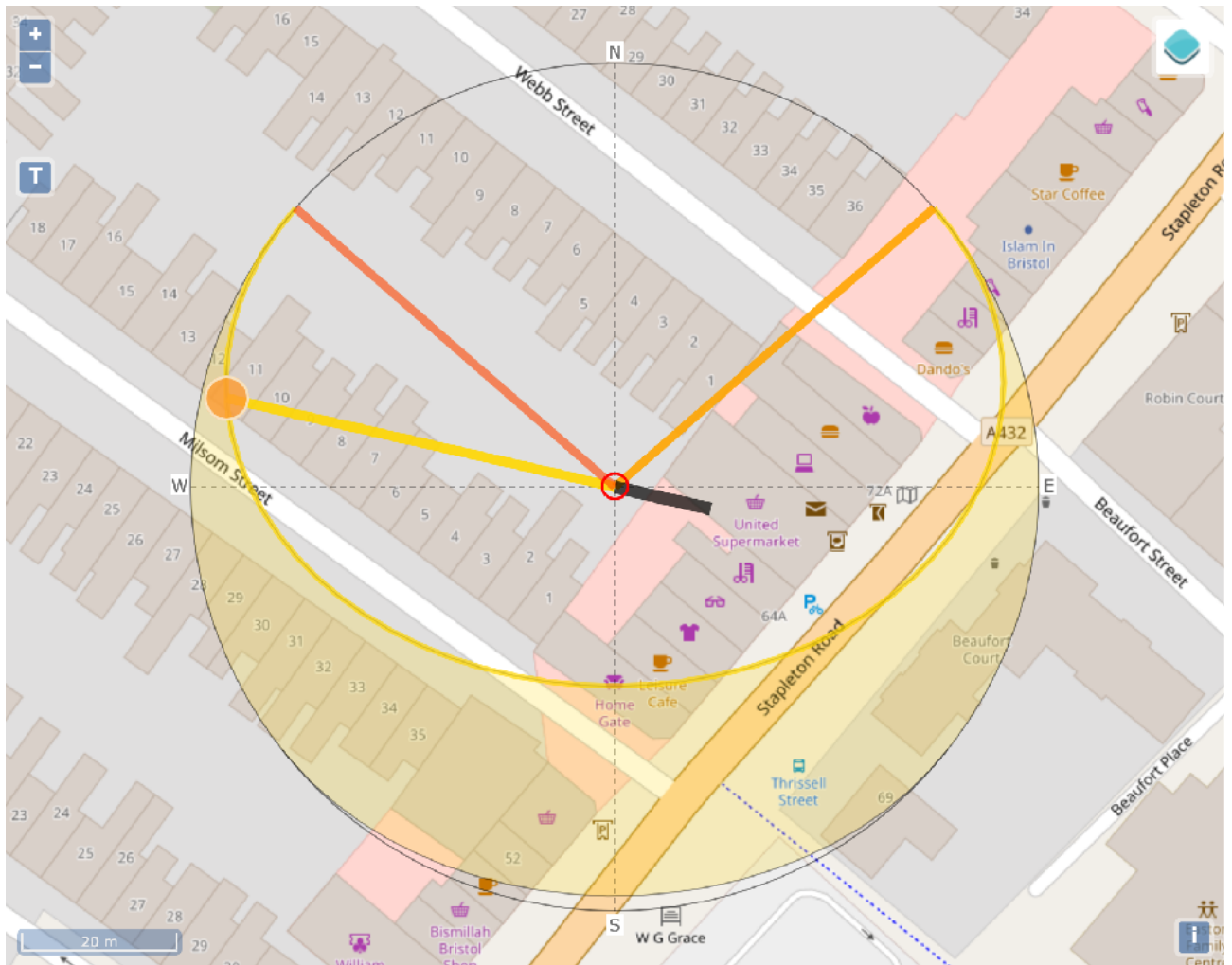
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 38.54°
Azimut: 259.43°
Shadow length: 5.90

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4.7m

1900 HRS HEIGHT



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 19:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 20.02°
Azimut: 282.88°
Shadow length: 12.90

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4.7m

2100HRS HEIGHT NO DIFF



18/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: 1-18 Milsom Street, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 21:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 3.21°
Azimut: 305.01°
Shadow length: 83.75

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.48" 51.46069°
Longitude: W 2°34'29.2" -2.57478°
Timezone: Europe/London BST

at an object level: 4.7m

Brief Shadow Analysis of the 3 storey commercial structures upon No 2 fro 0700 to 1100Hrs

0700hrs



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: Al Noor Supermarket, Stapleton Road, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 07:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 16.37°
Azimut: 72.68°
Shadow length: 39.15

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.17" 51.46060°
Longitude: W 2°34'28.97" -2.57472°
Timezone: Europe/London BST

at an object level: 11.5m

0800hrs shops



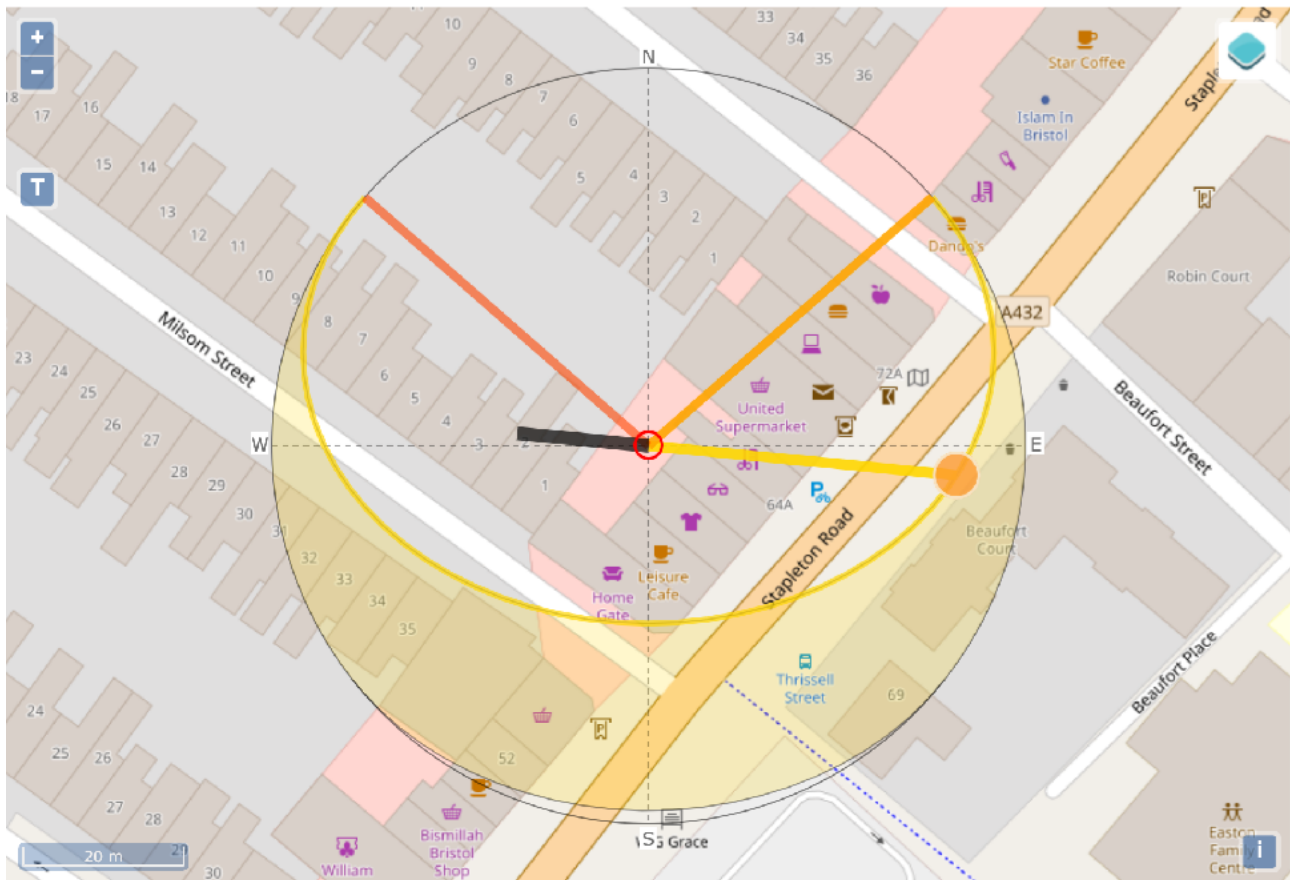
05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: Al Noor Supermarket, Stapleton Road, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 08:00 UTC+1

Solar data for the Location		Geo data for the Location	
Dawn:	04:05:30	Height:	13m
Sunrise:	04:52:39	Latitude:	N 51°27'38.17" 51.46060°
Sun peak level:	13:12:09	Longitude:	W 2°34'28.97" -2.57472°
Sunset:	21:31:39	Timezone:	Europe/London BST
Dusk:	22:18:48		
Duration:	16h39m0s		
Altitude:	25.48°		
Azimut:	83.71°		
Shadow length:	24.13	at an object level: 11.5m	

0900hrs shops



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: Al Noor Supermarket, Stapleton Road, Bristol, Avon, England, BS5 0, GBR
Time: 21.Jun.2021, 09:00 UTC+1

Solar data for the Location

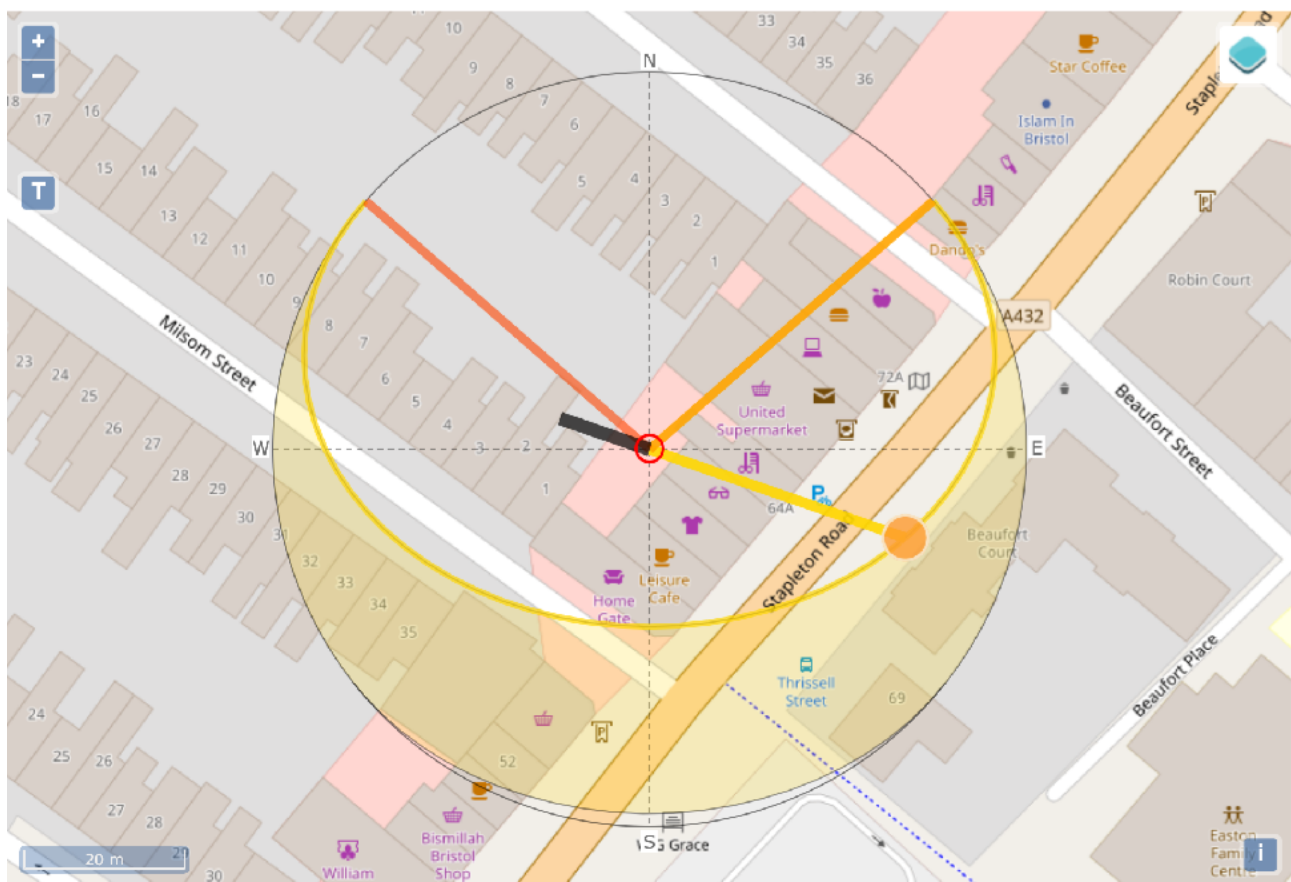
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 34.80°
Azimut: 95.42°
Shadow length: 16.55

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.17" 51.46060°
Longitude: W 2°34'28.97" -2.57472°
Timezone: Europe/London BST

at an object level: 11.5m

100hrs shops



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: Al Noor Supermarket, Stapleton Road, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 10:01 UTC+1

Solar data for the Location

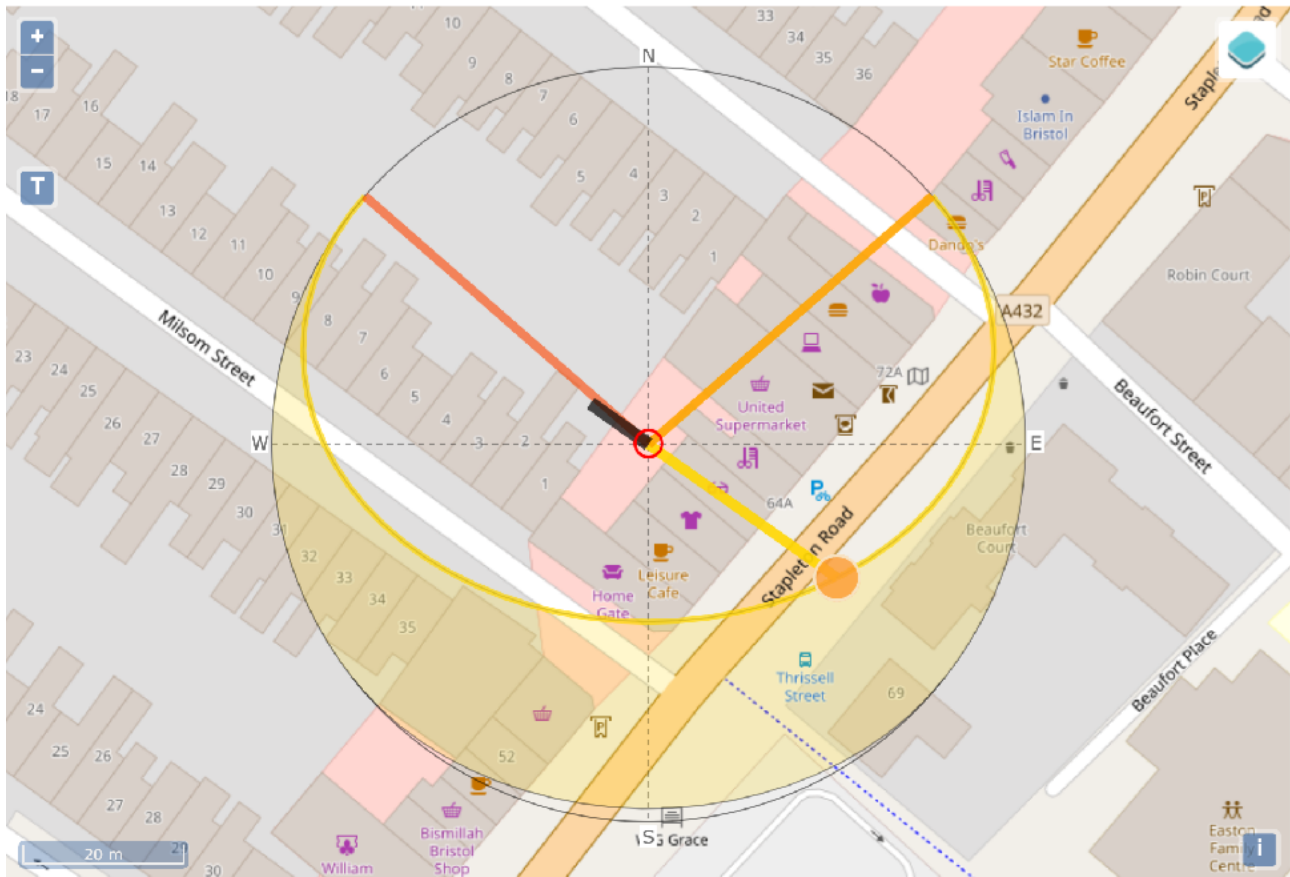
Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 44.06°
Azimut: 109.03°
Shadow length: 11.88

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.17" 51.46060°
Longitude: W 2°34'28.97" -2.57472°
Timezone: Europe/London BST

at an object level: 11.5m

1100hrs shops



05/07/2021

www.suncalc.org [Printversion] ©Torsten Hoffmann

Location: Al Noor Supermarket, Stapleton Road, Bristol, Avon, England, BS5 0, GBR

Time: 21.Jun.2021, 11:00 UTC+1

Solar data for the Location

Dawn: 04:05:30
Sunrise: 04:52:39
Sun peak level: 13:12:09
Sunset: 21:31:39
Dusk: 22:18:48
Duration: 16h39m0s
Altitude: 52.23°
Azimut: 125.27°
Shadow length: 8.91

Geo data for the Location

Height: 13m
Latitude: N 51°27'38.17" 51.46060°
Longitude: W 2°34'28.97" -2.57472°
Timezone: Europe/London BST

at an object level: 11.5m

END

STATEMENT NUMBER B7

To the committee,

This is an attempt at a brief summary of what has been several years of communications and multiple planning applications, specifically the parts relevant to these applications.

When our neighbour first asked if we were ok with them building what he described as a standard extension like the one we had, so that his aging mother could have a downstairs toilet, we agreed as this was both well within PD sizes and with quite a fair reason (and we still don't have an issue with it). What we do object to is a dominating wall that likens our garden to a prison yard, cuts the amenity of it drastically, substantially reduces the direct sunlight, and breaks the light into the house both under the 30' convention and right to light.

Since we objected to his follow-up application(s), we have been subjected to accusations of racism, abusive letters, demands of restitution for non-existent damages, claims of ownership of part of our house, mortar sprayed across our garden and concrete dumped in it, tree cuttings dumped in the garden, had CCTV cameras looking into our garden, suffered trespass and finally been accused of heading a conspiracy at the BCC planning office. These events, coupled with our witnessing of a violent altercation between him and his son and some of his (many) contractors, has caused significant mental stress to the point where we had to upgrade our home security systems.

These two applications are an attempt to take a second bite of the cherry by reintroducing an already rejected and rejected on appeal request to build what is amounting to a second house, regardless of the (large) impact it would have on the building and all neighbouring ones.

While we have sympathy for his mother having to live elsewhere for over a year now, our sympathy is limited as the situation would have easily avoided had they followed the law and got planning permission in advance of starting the work. We are also sympathetic to the needs of making it accessible, but we struggle to see how making it accessible requires so much additional space, especially given how much has been freed by it going from 4-5 people living there a few years ago to (according to the latest filings) single occupancy now, nor why the suggested manner for providing accessible space is to add a second storey with balconies and external narrow entrance stairs.

In my industry we have 'duck typing' - if it looks like a duck and quacks like a duck then it is a duck regardless of what it is called. While these applications are shown as being accessibility driven, it does look far more as an extension prepping for turning it into a HMO. We finally have strong concerns about the quality of the planned works and the expertise with which it has been designed. When speaking to the neighbour when he was first talking about the extension he made it clear that he believed that most professionals were a 'scam' and that 'a smart person could do all that was needed after watching some videos on YouTube'. When we showed the plans uploaded with 20/01228H to an architect, they felt that the drawings were so bad that they were professionally obliged to comment formally upon them. The drawings from the new applications are hardly better, with numerous inaccuracies (like incorrect measurements) still present and additional ones added. Additionally, one letter we have received threatened us with damages should the tree roots interfere with the new foundations, despite it being the builders responsibility to proof against any existing trees, as any architect would have informed him. These combined lead us to believe that the entire plan has been done by the neighbour and not by someone appropriately trained in modern construction, giving us serious concern about the long term integrity of the work.

Regards, Oliver and Ella Matthews.

STATEMENT NUMBER B8

28-08-21

Planning Committee,

I support this application , as do all residents, our MP, our ward Councillors and disability organisations.

The resident has lived there for decades and we want her to remain in the community.

The application is minor, is needed and has very little effect upon the area.

No 2 Milsom Street trees height, adjacent to this proposal, out dwarf substantially what the resident is proposing and it is convenient they reduced their humungous trees that blighted us all just before the application was set to be heard! No doubt they will grow back and trouble us again.

The proposal features good design and regard to safety as with the fire escape. Too many properties are being allowed as effective death traps here, It is nice to see someone raising the standards here.

In an area blighted by huge houses being built illegally with no enforcement its is refreshing to see someone who has applied through the proper channels legally and extensively consulted in the community to make sure everyone is happy. This approach should be encouraged, not hindered.

Regards

Christina Osbourne

STATEMENT NUMBER B9

REF: STATEMENT FOR APPLICATION 21/02372/H - 1 MILSOM STREET BRISTOL BS5 0SS. COMMITTEE
HEARING DATE 1ST SEPTEMBER 2PM

30/8/21

To all Development Committee B members of Bristol City Council,

I am in favour of this application 100%.

Why is the council pursuing this?

The original part of my house extends a bit further than this property.

So does that mean if I rebuild my original part back to modern efficient green standards, as they have done theirs I am going to have the council come after me? That is preposterous!

For those who have lived here for decades know fully well how nearly all houses at the time extended back to, we do not need the council to tell us to destroy them. They are our houses as recognised under law!

I am also highly concerned over the councils stance on the permitted development. Why are they targeting this resident in particular? I have taken advantage of the same rights and have encountered no problems. I am worried any refusal will mean I will have to destroy mine. This PD extension is allowed under national legislation, and many throughout Bristol are doing this. The council have no jurisdiction in opposing national legislation like this at all.

I have looked at the planning application online and can clearly see it meets what is allowed, so why are the council pursuing this, will they do this to everyone else after?

The height is clearly within what is allowed 4 metres which is not counted from the dug out point but from the original ground level, as exactly mine is also with no issues from the council. The law measures from the ground level, the council cannot change the law on where to measure from.

If this is refused it has implications for all of us and beyond our ward.

The back ground level of this resident has always been high for decades that's where you measure from despite it being removed, the council should know this as that's where they measured mine from with no problem.

The rules are set and you cannot have the council wasting tax payers money pursuing its very own citizens who have lived here much longer than they have worked for the council or been in power many times over. I am happy our councillor and MP support this, it amazes me the council are after this. Someone needs to investigate the councils handling of this.

The drawings propose a height increase, roof windows and a fire escape. That is what the council should consider, nothing else.

With regard to that, the council allows balconies and verandas overlooking a whole street of neighbours but a discreet fire exist that would be used only in an emergency is being opposed?, wow!!! This is wrong, we need to bring standards up here not down.

The height is hardly noticeable, the council and in particular the number 2 Milsom street neighbours statement it crosses the 45 degree or 21 degree line is laughable. It defies logic how this is even possible with this application so far away. I am surprised how the council has reached that conclusion?

Number 2 Milsom Street when moving to this area should know it's a fully inner city built area and what they see in their garden is part and parcel of the area for us all. Their windows also face directly into the residents where everyone else does not. Everything should not revolve around them and their desire to knock everything down, we in this area have lived here before they were born, it is not right we destroy our houses for them. Gentrification should not be imposed on us especially in our own back private areas. It appears they just want to view the resident as there is no other view.

The council should concentrate on all the illegal developments occurring in the streets around here. That is what causes an effect on the area not the long time residents who are the bedrock of a community here.

The council are happy to approve three storey houses in this area or adding a third storey despite numerous complaints.

I AM WORRIED ANY REFUSAL WILL HAVE BROADER IMPLICATIONS FOR THOSE OF US ALREADY WITH THESE EXTENSIONS.

The councils behaviour has been unacceptable in this and they have their planning priority in this area wrong. Enforce the illegal developments and leave us residents who follow the law as this resident is doing with a very modest unobtrusive proposal alone. Members do the right thing and approve this.

Yours Faithfully

Robert Wallace

Robert Wallace



Planning Enforcement
City Hall
Bristol City Council
Bristol
BS1 9NE

Our Ref: ZA8253

16 July 2021 **STATEMENT NUMBER B10**

Dear Sir or Madam,

Mrs Zafar – 1 Milsom Street, Bristol BS5 0SS

I am writing on behalf of my constituent Mrs Zafar of 1 Milsom Street, Bristol BS5 0SS who has contacted me for support with a long standing planning dispute.

I understand that the dispute relates to two planning applications:

Application -21/02373/H is for the reinstatement of a small section of the original house structure. This allows for the reinstatement of a downstairs bathroom, medical equipment storage area and purpose built walk in wet room.

Application -21/02372/H relates to the construction of a rehabilitation room and the installation of a fire escape which is necessary for health and safety reasons.

Mrs Zafar has multiple health conditions and the protracted planning dispute has had a significant negative impact on her mental and physical health.

I understand that the work undertaken to the house has been necessary to ensure that Mrs Zafar can remain at home and receive the care she needs and I am writing this letter as evidence of my support for Mrs Zafar and to request that this case is considered with care and compassion and no further planning enforcement action is taken against her.

Yours faithfully

Thangam Debbonaire, MP for Bristol West

16th July 2021

To the Planning Application Panel.

Re: Planning Application 21/02373/H and 21/02372/H

WECIL is a user led Charity which promotes inclusive living for Disabled People across the South West. We have been contacted by the family of a disabled woman from the Easton area of Bristol regarding the following planning application 21/02373/H and 21/02372/H. The family claim that the correct Planning procedures regarding the assessment of equality and disability have not been followed by Bristol City Councils Planning Department, specifically that the planning department has recommended that no adjustment or additional space should be allowed, despite acknowledging the significant benefits for the applicant siting that the reason, that the alterations will not be required in the future when the applicant is no longer alive.

WECIL understand that the Planning applications are due to be heard at a Panel meeting on Wednesday 21st of July. As an organisation we would encourage the panel to make every effort to consider the social model of disability in their decision making and remove the systemic barriers, derogatory attitudes, and social exclusion, which stop individuals with impairments from functioning in society.

Yours sincerely



Dominic Ellison
Chief Executive Officer,
WECIL Ltd.

**REF: 21/02372/H | Height increase to rear extension and fire escape fabrication installations. | 1
Milsom Street Bristol BS5 0SS - 21st July Committee Hearing**

Dear Chair and members of Develop Control Meeting B,

The matter before you is simple, a small height increase that will deliver significant benefits for the urgent health needs and disability of the applicant, a rehabilitation room.

Under the Town and Country Planning Act 1990 Section 70 (1)(c) you are legally permitted to deviate from the strict rigidity of any planning rules in 'other matters'.

This is an 'other matter' it is for the exceptional health needs of the applicant.

The weighted benefits of the proposal far outweigh the minimal impact.

The stated impact that has been stated by No 2 Milsom Street and the Case officer, simply are not substantiated after looking at the factual data presented in terms of shadows and light concerns.

Then there is the arc of acting with compassion in this case. It has been close to two years, an elderly frail lady has been homeless effectively in the pandemic with deteriorating health whilst those with a duty to care, did nothing at the local authority.

Notwithstanding numerous breaches or disregards for protocol, following guidance or even the law, this matter, had it been decided equally and fairly with no covert discrimination on race or health the LPA would have been approved, as it does to others that do not even have a urgent health need as this case does.

The future draft plan under currently progressed, recognises the need for these adaptations and development, and the need to significantly implement these for the near future given the predicted increase in disability needs our population within these areas will have. This meets current and future need in an area sadly lacking of it currently.

The fire escape fabrication has not been proposed in the application lightly, purely for the fact as to it being very costly for the applicant to implement. But a commitment to high quality design and taking on the recommendation of the professionals who advise this on health and safety grounds it is a necessity, which hopefully never be used and if so, be used to preserve life.

Issues of lawfulness of what this builds upon is irrelevant. The structure is within the law and its size has been legislatively approved under GDPO legislations from a trial to permanence. Legal challenges and debates have concluded with the law as it stand to say it is lawful in size, acceptable under planning legislation and any claims contrary are a ruse to confuse.

Further the proposal is embedded within the attic space of the ground floor building, with sky windows to protect adjacent neighbours amenities, be sympathetic to the area and provide at the same time through a minor increase a functional, light healthy area for rehabilitation.

You are our elected representatives, this is not a case of whatever No 2 Milsom Street is the law. The matter needs to be considered in the public interest.

Councillors, Members of Parliament, Disability organisation and most importantly all of the community within this area support the applicant and proposal. Some have written to you as well I understand for this meeting.

The lack of oversight thus far and the impunity with which this application has been conducted needs to stop right here, and our elected members, you, need to fully scrutinise, and absolutely make sure what you are being told is accurate and genuine.

This proposal no way affects the 45 or 25 degree angle and shadowing, lighting etc is close to zero.
I support this application

STATEMENT NUMBER C1

Statement to DC B for 20/00542/P - Land At Home Gardens:

I called this application into committee not because I object to the principle of the development, but because I had some specific concerns that I wanted to see addressed. These are:

1. This development meets the current 20% CO2 reduction policy in the local plan, but given the new local plan which will be adopted soon requires 100% (as does our citywide 2030 carbon neutral target), shouldn't the emerging local plan policy be given some weight here, to get a higher percentage carbon reduction?
2. Does the 'agent of change' principle apply here, re. new residential flats next to a 24hr petrol station with overnight tanker deliveries? See comment from Asda for more detail.
3. Please ensure that vehicle access via Redland Hill is safe for elderly residents of St Vincents.
4. There is a pedestrian footpath running along the south edge of the site (from St Vincents Hill to Whiteladies Road, round the back of the petrol station). This path and the broken lamppost on it have been an ongoing source of casework, as the ownership status of the lane is unclear so no person or organisation currently has responsibility for maintaining it. I have been unsuccessful in persuading BCC to take it on. Some nearby residents do it occasionally out of goodwill, as has the owner of the application site. But with 60+ new residents the path will be used much more often, so there is a strong argument for either requiring an S106 payment to the Council to improve and maintain it, or condition that responsibility upon the landowner. Please add this condition.
5. Can the height be reduced a bit? The last plans I saw via the community involvement meetings and emails in 2018 had the tallest part of the development slightly shorter than St Vincents, but this application has it slightly taller.

The applicant has submitted revised plans which address these. My request to the committee is that you ascertain whether they have been sufficiently addressed/resolved.

Apologies that I cannot be there in person.

Many thanks,

Councillor Carla Denyer

LAND AT HOME GARDENS, REDLAND HILL, BRISTOL

APPLICATION FOR MIXED USE DEVELOPMENT OF RESIDENTIAL UNITS/OFFICE SPACE

LPA REFERENCE: 20/00524/P

STATEMENT ON BEHALF OF ELIZABETH BLACKWELL PROPERTIES LTD

COMMITTEE DATE: 1 SEPTEMBER 2021

Thank you for the opportunity to address the committee this afternoon. As agent for the application, I am speaking in support of the proposals.

The application seeks outline planning permission for the redevelopment of the site, comprising the erection of two new buildings to provide up to sixty residential units and some flexible office floorspace. Permission is sought at this stage for access, scale and layout, with just appearance and landscaping reserved for future consideration.

You have a comprehensive officer report in front of you which covers the relevant planning considerations in some detail. It concludes that the application proposals are acceptable when judged against national planning policy provisions and the Council's adopted planning policies

Members will note that this application was submitted in February 2020, some 18 months ago. At no point during the process did the applicant threaten an appeal to seek to expedite a decision. Rather, its approach was to work proactively with your officers to deliver a high quality, planning policy compliant proposal, despite the extended time scales involved.

Your officers confirm in the committee report that the applicant has responded constructively throughout the decision making process to all requests for both scheme amendments and additional information. Substantial amendments to the original proposals have been made, as a direct response to requests from your officers, as well as the applicant providing an extensive amount of additional technical information.

Amendments made include:

- A significant reduction in the height of Building B, including by 7m in some places
- Amendments to the site layout, including moving Building B further away from the nearest properties on St. Vincent's Hill
- The reconfiguration and realignment of Building A fronting Blackboy Hill
- The provision of additional external amenity space
- A change in the mix of residential unit sizes to meet Council requirements

It will be clear from the officer report that the proposals will deliver much needed, high quality housing (and flexible office space suitable for a small business) on a brownfield site in a highly sustainable location, where people can live and work with good access to high quality pedestrian and cycling links,

Committee Statement



public transport facilities and open space. Furthermore, twelve units of affordable housing are proposed, as well as various financial contributions towards the likes of footpath and bus stop improvements.

The proposals in front of you are in full accordance with the development plan, as confirmed by the committee report, and are the fruition of an extended, but constructive, application determination process.

Therefore, the applicant respectfully requests that the committee endorses the recommendation of its officers to approve the application, subject to the recommended planning agreement and planning conditions.

STATEMENT NUMBER C3

Members, you will be aware that this application site is in close proximity to the Asda petrol station on Whiteladies Road. Whilst Asda do not object to the proposed development in principle, they are concerned that there may be the potential for noise disturbance at night from the petrol station. The petrol station operates with 24hr, with tanker deliveries and customer activity experienced at night.

Paragraph 182 of the National Planning Policy Framework states that “Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or ‘agent of change’) should be required to provide suitable mitigation before the development has been completed.” As such the applicants have submitted a noise impact assessment and discussions have taken place with the EHO.

We have strong concerns relating to ventilation. The applicant’s noise assessment indicates noise levels from night time tanker deliveries of up to 75 dB LAFmax at the facade of the proposed dwellings. This would be sufficient to be cause sleep disturbance at night, should residents need their windows open. Suitable alternative ventilation is therefore a key requirement for this noise climate, to allow residents to sleep with windows closed.

Whilst we welcome the proposed inclusion of a condition which requires submission and approval of detailed scheme of noise insulation measures Asda have concerns over the lack of design requirements for the ventilation scheme. For the overall sound insulation of the facade to protect residents, it is essential the ventilation scheme is sufficient to maintain comfortable internal temperatures, in warm weather, with windows closed. A comprehensive overheating assessment and ventilation design needs to be submitted and approved demonstrating windows can remain closed. We therefore urge members to seek an amendment to condition 9 or an additional condition to cover this point.

Many thanks.”

Katherine

Katherine Sneedden

Director

Jigsaw Planning

STATEMENT NUMBER C4

We live at Hillside Cottage, 9 St Vincent's Hill, Bristol BS6 6UP. Our property and our Neighbour 7 St Vincents Hill will be impacted most severely by these planned works hence we wanted to speak at the committee meeting and would have liked to have spoken to Natalie before the event but as I have said before we have been denied. The applicant seems to have been able to speak to the planning team through this process so why are the closest stakeholders denied this opportunity?

Now we have a number of issues with this development, first it is overbearing, out-of-scale and out of character with the area. The applicants plans keep stating they are following the natural progression from the AXA building, however, nothing is 4 storeys high directly outside or surrounding our property and will completely overlook our private garden and into our property. Currently the houses/out-houses which are to be demolished are only 1 or 2 storeys like ours and the existing buildings and garages closest to us are single storey or have no windows at all facing our property, preserving our privacy. If it was the same size and distance from our property with no actual housing and windows facing our property at such proximity, then we would have less of an issue with it as long as a nuisance was not being caused to us in our daily lives. The Axa building is a fair distance away from ours so it is not overbearing and we are not overlooked by it. The report which has been drawn up for the committee clearly states that the nationally accepted window to window distance is 21m and the proposed development is less than that to our window! How is this acceptable and how can the committee agree to grant permission to develop a building of this size and close proximity to both 7 and 9 St Vincent's Hill which are both grade 2 listed buildings? The report also states we will have less light into the property as a result of the development, but clearly this has not been taken into account by the planners despite our desperate pleas in relation to this. All windows and doors of our property face the proposed development and will be immediately affected by the development. Light does not enter through the back of our property and will be massively shadowed by the development. It is unacceptable on a number of levels for the Council to accept or turn a blind eye to these clear breaches and issues directly affecting us, the neighbouring residents. It should also be noted that whilst window to window distance may be considered, our garden which is overlooked is within a few metres from the proposed development. This would not be acceptable to any homeowner, let alone one of a listed property, like ourselves. The proposed development is totally overbearing, out of scale and out of character for our listed properties.

We are completely worried about the safety of our children in relation to the proposed development, on a number of levels. Whilst we think that the balconies facing my daughters' bedrooms are proposed to be removed, there is still the issue that there will be direct view from those properties into our children's bedrooms and into our only private garden, through the windows, with a direct view into our property due to the height of the proposed building. There are real safeguarding issues here. Further, our children need to feel safe and have the use of our small private space, which we fear that they will not be able to. Noise and dust will also be an immense issue for us and our children (our youngest still naps daily and the elder child and myself suffering from asthma).

There is zero mention on how the works will impact us the residents that live within metres of the development. We have young children aged 5 and 3 and the only access into our property is via St Vincent's Hill, our driveway is on St Vincents Hill as is our only garden and our only entrance into our property which we obviously have to use everyday. The dust, works etc no of this is taken into consideration so far. I have yet to see or understand how we are able to get ourselves or our cars into our property if the said development is allowed to continue and the plans indicate they are looking to plant trees in what is currently our turning circle on St Vincent's Hill, into our driveway.

Without this turning circle, we would be unable to park or access our driveway. I am not sure if the development team or if any of the committee members have actually visited St Vincent's Hill, it is a single track road and footpath all in one and has parking for both 7 and 9 St Vincents Hill and a turning circle before the garages (which are proposed to be demolished). The report to the committee also makes several references to 6 St Vincent's Hill, there is no such property! This tells me that the planners have done no actual research or due diligence has been carried out into the actual houses/cottages which form St Vincent's Hill. This is why on numerous occasions we have tried in vain to speak to the planning officer Natalie and she has ignored us and the one opportunity we would have had at this committee meeting is also denied. We do not have any family in Bristol to be able to speak before the committee as Jeremy suggested. We have requested to speak remotely whilst on holiday, but again this has been rejected.

With regards to the development being overbearing, the previous owners of our property put in for planning permission to raise the roof by a few metres to create a loft conversion but this was denied by the planning department of BCC as it was not fitting with the conservation area and the listed status of the property. The report stated that the slight increase in the proposed height of the existing roof was considered to be too high for the surrounding houses and area and therefore was rejected. Now how can this enormous development be able to be granted planning if this was the case only recently! I can only suggest that this is because the applicant has agreed to pay various sums of money to the council as stated in the documents. Some may consider this to be extortion rather than a public benefit.

It seems the council are being paid off by the applicant as he has agreed to pay all manner of costs for bus stops and steps leading to bus stops etc in order for these plans to be accepted. It appears to be a clear abuse of power that the applicant can speak and negotiate with the planning officers at will in order for this development to pass and the little old residents like us who will be most impacted cannot have any say at all. Indeed when telephoning, it was clear that if I was the applicant, Natalie would have been available to speak to me, but as an interested party we have been ignored despite promises of a return call.

It is interesting how the council appear to be compensated and are happy as long as some trees are planted, but we are not compensated at all for any inconveniences or wayleave damages offered. We would not be prepared to grant access across our land or allow interference with our right of way during any proposed development. Whilst this may not be of the council's concern, clearly granting permission presents these clear problems which would have to be overcome. It is therefore the council's responsibility to also take these issues into consideration when making its decision. The road (St Vincent's Hill) which we access outside our property on a daily basis cannot be developed, nor can the applicant's buildings be demolished within such close proximity of only a metre or two from their land to ours, without hindering access to our property either by foot or car. The turning circle for our vehicles and those providing services to our property need to be preserved. Safe vehicular access and pedestrian access needs to be available at all times as we are unable to otherwise enter our property. There is no other road 'diversion' option which is available to us.

In summary we would hope the committee would recognise these failings of the planning application and the real impact it would have on the area and our growing family. From the development being overbearing, leading to loss of privacy for our family and leading to loss of light into our property and garden. Not to mention access for our car into our parking spots/driveway and the turning circle which is already tight. I would implore the committee to actually visit the site themselves to see exactly how tight/narrow St Vincent's Hill actually is before granting any planning permission. I would really like for the planning officers or committee members to come and see how

the planned development would impact our daily living for a number of years it will take to demolish/build etc.

Kind regards

Mr and Mrs Solanki

STATEMENT NUMBER C5

Public Forum Comment in regards to Application no : 20/00542/P

As per my previous objections in March 2020, December 2020 and April 2021 , I steadfastly object to this development and I am appalled at the serious lack of revisions that have been made that seek to address any justifiable concerns and objections from the neighbors and residents of Saint Vincents Hill cottages, Grove Rd and of The Vincent who will no doubt will be severely impacted by this imposing development.

I outline the following in opposition.

1. The height of the building which is still far too large in scale for the neighboring buildings and in turn the disproportional amount of flats to parking spaces that will cause an impossible increase in traffic in this small area. It simply isn't going to work and we will be traffic logged every single day.
 - a. With only 30 parking spaces per 60 flats, the increase in traffic along Redland Hill and Grove Rd, which is already nearing max capacity for finding a parking space, is unreasonable and is not appropriate in an area of conservation. A solution would be to seriously decrease the number of flats, and therefore the reduce the size of the building, something the developer has continually ignored. If this proposal is to be put through, I ask that serious considerations be made into eliminating the section of Building B that juts out into the area towards Saint Vincents Cottages and that the building height be reduced to a maximum of 3 floors.
2. In viewing the sunlight report, I can be sure the sunlight will decrease by approximately 20% in my ground floor kitchen, which if the building would be reduced in height, it would significantly adjust and nearly eliminate. I should not have to sacrifice natural light in my home which is one of the reasons i purchased this unique property.
3. The size and scale of this building is not justifiable in a conservation area. The imposing nature of this building on 7 Saint Vincent Hill and 9 Saint Vincent Hill, which are both grade II listed homes, significantly impacts their historical character and appeal which not only decreases their value but is an insult to their historical integrity. At number 7 and at number 9, we have both faced rejected consent for height development for our own proprieties and yet we are faced with a multi story building that lacks any historical character and any reasonable height, just meters away from our homes?
4. Any use of the lane Saint Vincents Hill should be eliminated if this project is to be modified and go through. I implore a councilor to visit the site and see for themself

how inaccessible this lane is other than for the 4 cars to use their private parking space that sit on the top of the lane. We can barely turn around at the top much less have an increase in pedestrians and cyclist of the 100+ person capacity of this building. Any entrance of access to the building from Satin Vincents Hill needs to be eliminated. Undoubtedly cars arriving at this part of the building in confusion will then being stuck not being able to turn around in this small area. Not to mention a strict ban on any construction vehicles or maintenance driving up the lane.

5. Noise levels are not in accordance with WHO standards.

This Building is preposterously out of scale, out of character and it is a disrespect to the neighborhood.

I will end as I ended my last objection. There are claims in the revised cover letter on the planning portal which outline that £6,000 will go into upgrading public footpaths and steps. Considering the abysmal state of the surrounding buildings that the developer owns, I have no assurance that this will actually happen. There is great concern that any new development will be maintained and taken care of in a way that would be appropriate and expected in a conservation area with grade II listed homes. All you have to do is look at the sorry state of the other properties owned by the developer to prove this.

Lastly, I know from MANY neighbors that they never received the e-mail about this current committee meeting and therefore had no idea how to object. Their comments from August 2021 on the planning applications document portal should be considered as this is the method of public comments that has been used for the past 1.5 years for this development.

I wholeheartedly oppose and I once again implore the councilors to visit the site and to please stop this development from taking place.

Audrey Remmert

STATEMENT NUMBER C6

To whom it may concern (& for the record it concerns us all!)

The planning application for Hone Gardens BS6 should not be allowed to proceed for several reasons.

It is just not viable to introduce extra traffic - particularly road but also pedestrian traffic to this small area. The roads are small & cramped as it is. An increase in vehicles will be hugely detrimental to the air pollution- the environment & to the ever increasing noise pollution in this area.

I object to this application.

It should not be permitted to proceed.

I am in no doubt that whoever is in favour of this planning does not and has not had any experience of living in this area.

I challenge you (whoever you are) to come & spend 48hrs here.

It would change your mind.

Yours frustratingly

Anna Curtis

STATEMENT NUMBER D1

This very sizeable development is in my ward and would provide a large number of employment opportunities within easy active travel distance of Lawrence Weston. The contribution of £2.8m to the local transport infrastructure would improve cycle ways and increase the number of bus stops making local services more viable. WECA is now spending £100m on flood defences for this area and were there to be any danger of flooding at all the Environment Agency would have registered its concern. The benefits of this development to my ward, would be enormous, dare I say transformative. Thank you.

Don Alexander, Bristol City Council Labour and Co-op councillor for Avonmouth & Lawrence Weston ward. Cabinet Member for Transport.

Development Control Committee B – 1st September 2021 - STATEMENT NUMBER D2

Access 18, Phase 8 – Public Statement on behalf of St Modwen Developments Ltd

1. Agreement has been reached with Officers and all statutory consultees (such as the Environment Agency) in respect of issues associated with flood risk, and we welcome the additional clarifications provided in the updated Officer Report. The draft reason for refusal presented for consideration is not robust and is not supported by available evidence.
2. As identified the applicant has undertaken an extended sequential site assessment, which confirms that there are no other suitable and available sites for the proposed development which would be 'sequentially preferable' in flood risk terms. This reflects the previous identification of this site for development in the last Local Plan Review consultation, which is very likely to be carried forward in future versions of the Local Plan Review. Additional comments have also been provided by Officers (in the Council's role as the Lead Local Flood Authority) which confirm agreement with the conservative approach taken by the applicant, given the strategic flood defence project which has been committed by the Council and is currently being delivered. When complete this strategic flood defence project will significantly reduce the level of flood risk in this area, and is in part intended to facilitate further development in the ASEA (such as at this application site).
3. Granting planning permission will enable investment in the construction of the scheme by St Modwen of in the region of £67.5million. When complete it is anticipated that the development proposed in this application will support over 1,000 FTE jobs with a GVA of some £66million per annum. The availability of a flexible planning permission for a variety of new buildings, of various scales, will enable occupiers with a variety of requirements to be attracted to or retained in the City.
4. Since acquiring the former Britannia Zinc site in 2003, St Modwen have successfully provided regeneration and employment development for Bristol as part of their award winning Access 18 scheme.
5. Planning Permission already exists for development on all the available 'previously developed' (brownfield) land at the site, and delivery on these parts is anticipated to be completed in 2022. The approval of this application will allow the commencement of ecological mitigation and other enabling works that are necessary to prepare this site for development, and realise buildings for use/occupation from 2023. Any delay granting permission will delay these essential works and push back the future completion date for any new buildings.
6. This proposal represents a significant opportunity for the City to provide for additional high quality, large format, new employment space, as part of the expansion of this successful scheme within the Avonmouth Enterprise Area. This land has been identified for this purpose by the Council as part of the preparation of the emerging Local Plan.

7. Whilst providing for the effective and efficient use of land, the character of the site means that large areas are to be retained as part of an enhanced Green Infrastructure network, allowing for flood risk and biodiversity mitigation and enhancements. Overall biodiversity net gain will be achieved, alongside development being delivered to the BREEAM Excellent benchmark.
8. St Modwen has worked hard over the past 12 months with Council Officer's to agree all relevant technical aspects of the proposals, and this includes an appropriate package of transport mitigation measures, which will significantly improve public and active travel opportunities in this area. These proposals will enhance accessibility of existing development in this part of Avonmouth (both on the Access 18 site and nearby) as well as serving the new development proposed in this application.
9. We hope that the committee is now able to support this application, and resolve to grant permission. This will allow this further beneficial development to proceed to continue the delivery of new high quality employment development in this part of the City.

STATEMENT NUMBER D3

We, the Lawrence Weston Planning Forum would like to give our full support to this development.

We welcome the increase in employment opportunities this development will deliver as well as the highway improvements, bus service improvements, cycle network and the local economic growth.

This development delivers many intended outcomes from the neighbourhoods development plan, its design statement, that were both subject to high levels of support at referendum, as well as the resident written Community Plan.

With more easy to reach employment opportunities on our doorstep will have a positive effect on the high unemployment rates in our ward area.

There may be concerns with climate issues, that us residents are very aware of, but we are also aware that jobs and economy is also needed, and with the proposed flood defences underway, and the lack of objection from the environment agency we urge you to approve this application for the benefit not only of the city but for us local people that live nearby.

Many thanks

Chair of Lawrence Weston planning Forum.

Mark Pepper

Development Manager

Ambition Lawrence Weston



STATEMENT NUMBER D4

Public Forum Statement to Development Control Committee B - 1 September 2021 at 2pm - Planning Application No. 20/02903/P - Land At Access 18, Access 18, Bristol, BS11 8HT

We are concerned that any decision which will fix the level of compensation required under the Bristol Tree Replacement Standard (BTRS) or will fix the level of Biodiversity Net Gain (BNG) at this stage of the planning process may be premature.

We have asked for more detail about the way in which the BTRS calculation has been made and for a copy of the BNG Metric calculation (in .xslm format) so that we can see how the baseline tree habitats on the site have been treated. We await this information.

The final revision of the Biodiversity Mitigation & Enhancement Strategy dated December 2020 states: *'The phasing strategy for the Phase 8 development takes into account timings for mitigation works relating to protected species during site clearance, the creation or enhancement of Ecological Enhancement Areas (EEA) 1, 2 and 3, and elsewhere on the site, as well as the current construction timetables for the development and HPCCP [Hinkley Point C Connection Project]. The current application consists of a hybrid application to gain full planning permission for the construction of a hotel in Development Area F and ecological enhancement areas, whilst also obtaining outline planning permission for EEA, future development of Development Areas A to E and G.'* As a consequence of this, more detailed, full applications will need to be brought forward for each of development area and EEAs in due course. In fact, a separate application has just been made for the creation of EEA 2 & EEA 3 of the three EEAs identified (we do not understand why EEA 1 is excluded) - full planning application No. 21/04207/F. Five other Additional Ecological Network Areas are also identified in the current application. These are also excluded from 21/04207/F.

Whilst the 21/04207/F application appears similar to the plans submitted in this application, it is of course possible that, when finally approved, it may not be. We are concerned that, as each of the remaining six ecological elements of this development are brought forward for approval, and face possible changes, this may lead to a yet more fragmented outcome overall.

We invite the committee to decide that the most appropriate time to fix the level of BTRS compensation and the correct level of Biodiversity Net Gain is not now but as each new, piecemeal application is brought forward so that each can be assessed on its own merits at the time.

Bristol Tree Forum

30 August 2021

Amendment Sheet 1 September 2021

Item 1: - Romney House Romney Avenue Bristol BS7 9TB

Page no.	Amendment/additional information
	<p>Comments from South Gloucestershire:</p> <p>“Summary of comments and recommendation</p> <p>Affordable Housing is sought in line with National Planning Policy Guidance: Planning Obligations and other requirements under Policy CS18 of the Council’s adopted Core Strategy Development Plan Document.</p> <p>No Objection subject the affordable housing is provided in line with the following:</p> <ul style="list-style-type: none"> - Plots 134 & 135 are provided as Affordable Housing on land within South Gloucestershire boundary - 2 x 3 bed 5 person 2 storey dwellings @ 93m2 for Social rent tenure - Plots 134 & 135 must be delivered in accordance with the Grampian condition attached to PK18/0989/O which requires affordable housing to be delivered as per the draft s106 agreement attached to PK18/0989/O. Housing Enabling welcome the opportunity to update or make any relevant changes to the draft s106 agreement in case there have been any material changes since it was drafted. - If a new legal agreement is to be drawn up South Gloucestershire council must be subject to the drafting of that agreement. <p>As previously advised and set out in the draft S106 agreement the affordable homes must be delivered in line with the following:</p> <ol style="list-style-type: none"> 1. Are ring-fenced for South Gloucestershire householders only 2. Allocation of those for properties to be administered by South Gloucestershire Council’s Home Choice team and in line with the council’s home choice policy.”

Item 2: - 1 Milsom Street Bristol BS5 0SS

Page no.	Amendment/additional information
	<p>Following a last minute withdrawal of application 21/02373/H, updates to the Committee Report relating to application 21/02372/H will be provided ASAP. An update on the Committee report and explanatory note will be provided on the morning of 1 September prior to the site visit of 1 Milsom Street.</p>

Item 3: - Land At Home Gardens Redland Hill Bristol BS6 6UR

Page no.	Amendment/additional information

Page no.	Amendment/additional information
48	<p>The following advice was missed off the Committee Report and should be added:</p> <p>Restriction of parking permits – existing controlled parking zone/residents parking scheme</p> <p>Note that in deciding to grant permission, the Committee/Planning Service Director also decided to recommend to the Council's Executive in its capacity as Traffic Authority in the administration of the existing Controlled Parking Zone of which the development forms part, that the development should be treated as car free / low-car and the occupiers ineligible for resident parking permits.</p>

Item 4: - Land At Access 18 Access 18 Bristol BS11 8HT

Page no.	Amendment/additional information
	<p>Following the completion of the report further comments have been received from the Environment Agency, specifically regarding the ASEA Ecology Mitigation and Flood Defence Project, as follows:</p> <p>'We have been working in partnership with BCC and SGC to deliver the ASEA Ecology Mitigation and Flood Defence Project. This £80m scheme provides 17km of flood defences to reduce flood risk to 2,500 homes and businesses as well as providing an appropriate standard of protection to facilitate new commercial development in the enterprise area. It provides improved protection against sea level rise and the predicted impacts of climate change. It is at an advanced stage with funding and consents secured, therefore confidence can be placed on its delivery. The application site benefits from the ASEA project.</p> <p>The Access 18 proposal is supported by an appropriate Flood Risk Assessment (FRA). It incorporates flood risk mitigation which will ensure it is safe when taking into account the predicted impacts of climate change over the lifetime of the development and any residual flood risk (e.g. breach or overtopping of defences). This includes raised finished floor levels and other flood resilience/resistance measures. We are satisfied the proposal will not increase flood risk elsewhere and note that the LLFA have raised no objection in respect of surface water drainage. As a result the proposal is fully compliant in respect of national planning policy and associated guidance in respect of flood risk. On this basis, the Environment Agency has no objections to the proposal.</p> <p>It is important to note the predominant flood risk to the site is tidal, which falls within the Agency's remit.'</p> <p>These comments support the recommendation in the main report, and no changes are proposed.</p>