

# Development Control A Committee Agenda



**Date:** Wednesday, 3 November 2021

**Time:** 6.00 pm

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

## **Distribution:**

**Councillors:** Richard Eddy (Chair), John Geater, Paul Goggin, Fi Hance, Tom Hathway, Philippa Hulme, Steve Pearce, Ed Plowden and Andrew Varney

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**Date:** Tuesday, 26 October 2021



# Agenda

## 8. Public Forum

Up to 30 minutes is allowed for this item

(Pages 3 - 9)

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. Public Forum items should be emailed to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk) and please note that the following deadlines will apply in relation to this meeting:-

Questions - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in this office at the latest **by 5pm on Thursday 28<sup>th</sup> October 2021.**

Petitions and Statements - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest **by 12 Noon on Tuesday 2<sup>nd</sup> November 2021.**

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 Monday 1<sup>st</sup> November 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.

## 11. Amendment Sheet

(Pages 10 - 11)



**List of People Requesting to Speak – Public Participation – DC A Committee –  
6pm on Wednesday 3<sup>rd</sup> November 2021**

**DEADLINES: 5pm on Thursday 28<sup>th</sup> October 2021 (Questions) and 12pm on  
Tuesday 2<sup>nd</sup> November 2021 (Statements)**

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**345 Bath Road**

**A1 – Penny Morgan**

**A2 – Ashley Nicholson**

**A3 – Charlotte Taylor-Drake**

**A4 – Ronnie Popat**

# Public Forum

## D C Committee A

### 6pm on 3<sup>rd</sup> November 2021



**1. Members of the Development Control Committee A**

Councillors: Richard Eddy (Chair), Paul Goggin (Vice-Chair), Fi Hance, Andrew Varney, John Geater, Tom Hathway, Phillipa Hulme, Steve Pearce and Ed Plowden

**2. Officers:**

Gary Collins - Development Management, Zoe Willcox, Matthew Cockburn, Laurence Fallon, Jeremy Livitt

<b>Statements/Petitions</b>			
<b>Statement</b>	<b>Request To Speak Made</b>	<b>Name</b>	<b>Application</b>
A1	S	Penny Morgan	19/03940/F – 345 Bath Road
A2	S	Ashley Nicholson (Verve Properties)	“
A3	S	Charlotte Taylor-Drake, Avison Young	“
A4	S	Ronnie Popat, Vistry Partnerships	“



**STATEMENT NUMBER A1**

Hello,

Apologies for not being quite sure if this is the right thing to do, I was hoping to come to the meeting on Wednesday at 6pm about 345 bath road (land next to majestic)

I was hoping to highlight some of the expected issues the current design was likely to cause,

Namely if the few car parking spaces are sold on long leases then there is minimal flexibility for future transport solutions, and the future transportation must consider pushchairs, mobility scooters, E scooter, car sharing, loading/ unloading, deliveries and recycling/waste journeys.

And that as a development that is still twice the recommended density how the existing and future communities will cope given the narrow steep geography that limits permeability to doctors, and shops to steep climbs.

Penny

## STATEMENT NUMBER A2

Thank you for giving me the opportunity to speak.

BCC Members and officers have considered Paintworks to be exemplar in its design and mixed use sustainability credentials so we are disappointed this abutting site is being recommended for approval without the same level of scrutiny. It will be perceived as being part of Paintworks and as such we are concerned and protective of what we have built over the last 20 years.

There are 3 issues in particular we feel the scheme falls short.

Lack of commercial . Paintworks new build includes affordable and 23% commercial . As developers we know the idiosyncrasies of viabilities and the difference between viability land values and market place values. In our opinion the issue here is the agreed land price and that is what is driving the lack of employment space. There is little benefit in housing if there are no places to work and mixed use is truly sustainable in terms of commuting. Paintworks has a waiting list.

Viability. The officers report highlights the suspect cost assumptions. The valuation comparables conveniently don't include Paintworks and instead references other lower value sites. In our opinion the viability could and should support compliant affordable provision and meaningful mixed use.

Design .Whilst changes have been made the design is still of lesser quality than the buildings behind that this proposal obscures. One option in addition to design improvements would be to create a gap so the better quality buildings behind could be seen from the Bath Rd ,

Thank you,

Ashley Nicholson

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## 345 Bath Road – DC Committee A – 1<sup>st</sup> Nov '21

### STATEMENT NUMBER A3

Members, I am Charlotte Taylor-Drake from Avison Young and the planning consultant on this project. This site is an allocated brownfield site that will provide housing in a highly sustainable location.

We have been working with officers for over two years to develop a high-quality scheme that accords with guidance within the Local Plan and Urban Living SPD. Through the application process, we have worked closely with officers and made amendments including a reduction in the scale and massing of the building and introduction of a bus layby along the site frontage, easing congestion on Bath Road.

The site will provide 109 new homes, of which 50% will be affordable through a combination of Section 106 and grant funding, helping to address Bristol acute affordable housing shortage. The proposal will retain mature trees along the site boundary and the landscape is designed to include space for food growing and an area for play within the courtyard.

The proposal includes 222 cycle spaces for residents and further external cycle spaces for visitors so that we maximise the site's sustainable location. There will also be car club spaces and electric vehicle charging points.

The development complies with policies in the Bristol Local Plan and would bring this derelict site back into use after lying vacant for many years. I encourage members to agree with the officer's recommendation and approve this application. Thank you.

**STATEMENT NUMBER A4** - Good evening, my name is Ronny Popat and I am the Development Director for Vistry Partnerships.

I am very proud to present our 3<sup>rd</sup> scheme proposal in Bristol this year. Following our existing Blackberry Hill scheme, City Gateway and Romney House with Goram Homes, Bath Road could contribute to our overall programme of 968 homes, 44% being affordable, underpinned by £178m of investment into the City.

Our proposals at 345 Bath Road would regenerate this derelict, brownfield site into 109 high-quality homes, making an important contribution in tackling Bristol's housing crisis. Our expert report has confirmed that 15% affordable is viable on this site, however, we will go well beyond this and deliver 50% in partnership with Abri.

A recent review of our build costs at our Romney House site instructed by Goram, confirmed that when benchmarked against 4 other projects, it offers very good value for money so we know we are robust on this matter. We are committed to providing quality affordable housing for Bristol.

Other benefits are:

- A genuinely sustainable location with excellent public transport and active travel links.
- A scheme designed to connect into the Bristol Heat Network so that we play our part in tackling the Climate Emergency.
- The creation of additional commercial space benefitting the local community.

Committee, we will be ready to start on site in the Spring, should planning permission be granted.

Thank you.

## Amendment Sheet 3 November 2021

### Item 1: - 345 Bath Road Bristol BS4 3EW

Page no.	Amendment/additional information
30	<p><b>Correction:</b></p> <p>Cycle Parking: The current revision proposes 180 secure/covered spaces and 28 external spaces (and not 246 as noted in the report). For the number and size of units proposed, a total of 198 spaces would be required according to the adopted standards on cycle parking, Site Allocations and Development Management Policies (Appendix 2). The proposed overall provision is considered to be acceptable.</p>
40	<p><b>Is the proposed development viable, and does it provide an appropriate level of Affordable Housing</b></p> <p>Since the publication of the Committee Report the applicant has provided a Build Cost Update note, which provides information on some of the abnormal build costs that are claimed will be incurred. However, BNP Paribas are unable to verify these given the short timescale and the inconsistent nature of the information provided. There is still no clear narrative showing what elements of the scheme are covered by base build costs, external build costs and abnormal build costs.</p> <p>BNP Paribas are not saying that the scheme can definitely provide 30% affordable housing, or that it can only provide 15% affordable housing merely that <i>“more clarity is required on the costs element of the scheme in order for ourselves to be satisfied on the viability of the scheme.”</i></p> <p>BNP Paribas have run an appraisal based on the build cost information provided, and this shows that, if the build cost information provided is taken at face value, then 15% affordable housing is a reasonable offer. The appraisal actually concludes that the scheme could provide only 7% affordable housing.</p> <p>Both the applicants Build Cost Update Note (27 October 2021) and the BNP Paribas Update Position Letter (1 November 2021) are publically available on the website.</p> <p>Officers advise that the position remains that we cannot be completely confident about the build costs, and therefore the overall viability of the scheme. If members require more confidence about the build costs, then they may wish to request and consider specialist cost consultant advice before making a decision on this application. Alternatively members may wish to determine the application based on the applicants 15% offer, including viability reviews as set out in the committee report.</p>
52	<p><b>Drainage</b></p> <p>The LLFA team has reviewed additional information submitted by the applicant and are now satisfied with the discharge rates of the drainage into the proposed new sewer and ultimately to the River Avon. Further details are required on specifics of the drainage connections to the sewer, and it is considered that the condition below satisfactorily</p>

Page no.	Amendment/additional information
	<p>addresses this issue:</p> <p>No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.</p> <p>Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal</p> <p><b>RECOMMENDED GRANT subject to Planning Agreement securing:</b></p> <p>15% Affordable Housing  Travel Plan monitoring fee £15,696  Car Club spaces to be secured</p>