

Development Control A Committee Supplementary Information



Date: Wednesday, 21 December 2022

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, Farah Hussain, Ed Plowden and Andrew Varney

Copies to: Gary Collins, Matthew Cockburn, Philippa Howson, Stephen Peacock (Chief Executive) and John Smith (Director: Economy of Place)

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City Hall, Bristol, BS1 5TR

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Date: Tuesday, 13 December 2022



Supplementary Agenda

8. Public Forum

Up to 30 minutes is allowed for this item

(Pages 4 - 17)

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 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 5 pm on 15 December 2022.

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 12.00 noon on 20 December 2022.

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.



9. Planning and Development

(Pages 18 - 19)



Public Forum
D C Committee A
21 December 2022 @ 6pm



1. **Members of the Development Control Committee A**
Councillors: Richard Eddy (Chair), Paul Goggin (Vice-Chair), Fi Hance, Farah Hussain, Andrew Varney, John Geater, Tom Hathway, Phillipa Hulme and Ed Plowden

2. **Officers:**
Development Management team



STATEMENTS			
Statement Number	Request To Speak Made	Planning Application Number	Name
A1	Y	Application No. 22/02249/FB & 22/01149/LA Footway Bridge Over Kings Weston Road Bristol	Janet Poole
A2	N	“	CLlr Don Alexander
A3	Y	“	Laura Welti/Gordon Richardson/ David Redgewell
A4	Y	“	Ian Beckey/David Redgewell
B1	Not confirmed	Application No. 22/00805/F: 155 - 165 West Street Bedminster Bristol BS3 3PN	Malcolm Brammar
B2	N	“	Stef Brammar
B3	Y	“	CLlr Mark Bradshaw
B4	Y	“	David Fitter
B5	Y	“	John Cocking
B6	Y	“	Stephen Wickham

A1

To whom it may concern,

The Grade II listed structure known as, The Iron Bridge Kingsweston, was built in 1820 by John McAdam. It is the highest point in Bristol and has stood for two centuries.

The bridge unites the eastern and western portions of historic parkland and is used by locals and visitors who are able to enjoy the landscape and travel across it without having to negotiate the extremely busy road below.

7 years ago, the bridge was hit by a high sided vehicle and twice more after that. At this time many promises were made by BCC regarding the repair and reopening of the bridge. Since then, there has been an underlying feeling of frustration by locals at the lack of engagement and action by BCC.

We have done all we can over the past 7 years to get the bridge repaired and reopened. Locals have written letters, emailed, appeared on local TV, Radio and print media, as well as numerous on-site protests. All done in the hope that someone at BCC would hear our voice and action something that we feel has been ignored, overlooked and forgotten.

As a community we feel that it will take a serious injury or worse before the Bridge is repaired and reopened, something I know BCC would like to avoid.

We have been more than patient and now require BCC to follow through on their promise to local tax payers and move promptly to repair and reopen this historic, much loved and much used bridge.

Thank you for taking time to read my email, I look forward to addressing you at the upcoming meeting.

Janet Poole

A2

Public Forum statement for Item 1 (Kingsweston Iron Footbridge).

'I welcome this application which proposes an ambitious plan which will preserve this bridge for future generations. Any negative impact on this much-loved asset will be far outweighed by the fact that it will be permanently raised and safe from any further bridge strikes. I ask councillors to vote for the officer recommendation. Thanks.'

I will not be attending. Regards, Don

Councillor Donald Alexander

A3 PUBLIC STATEMENT.

Dear councillors

Whilst we in principle support the restoration of the Bridge over Kingsweston lane .
We can not support the Bridge is being removed and rebuilt with steps as pointed out by
Shirehampton conservation Group.

The Bridge is 1820 in Conservation area
Of Kingsweston and Trym valley
Surrounded by Grade 1 Kingsweston House and its large
and is on a public footpath Bc110
Which we would point out is being made accessible in Parts .

Just because the Bridge was hit in 2015 2017 .damaging the Bridge and again in 2018 .
The Highway Engineer answers was to raise the Bridge on B4057 rather than repairing the the
Bridge and putting Network rail Type safe Bars before the Bridge .
We note the totally lack of an equalities impact assessments in the Report.

The Bridge and footpath should being made fully accessible in line with Government Transport policy
.

On walking and cycling.

With £ 1 million pounds of Taxpayers money being used to fund this Bridge
a fully accessible Bridge and Footway should be put in place not steps to Higher the Bridge.
Bristol city council and the west of England mayoral combined transport Authority.
Mayor Malvin Rees and metro mayor Dan Norris have made it clear that Transport and sustainable
transport scheme should be fully accessible.

This scheme discriminates against Disabled people and mothers and Fathers with buggies.
This project has had not proper consultation with the Bristol disabled equalities forum or Bristol
equalities commission.
Both organisations sit on the mayors Transport Board .
We in fact have support the budget of £1 million pounds in the budget last year to restore the Bridge
but than have never been consulted on the design of the Bridge Gordon Richardson sits on the
Equalities commission and both of us on the Transport Board but we never been consulted
The equalities act 2010 puts a public equalities duty of Bristol city council as planning and Transport
Authority and
The west of England mayoral combined Transport Authority.

But in this case Bristol city council is giving planning permission to itself.
as planning and Highway Authority.

The alternative for mothers and Fathers with buggies and Disabled people is to cross a very
busy Kingsweston lane .
Is to cross this road with drop Kerbs and traffic lights.
This scheme make no provision for protected characteristics.

The local Action group was it very supportive that they want the Bridge restored and returned to it
former Glory
In what is both an area enjoyed for walking running and cycling and it woods and country estate and
a city Tourism area

I Draw the committee attention to the shirehampton conservation group view that the area the Bridge and connecting Footways should be made fully accessible.

I note the Transport select committee inquiry into pavements and public parking makes recommendations on the need full fully accessible footway

We would ask the city council to re look at the Design to the Bridge full accessible or Refuse the planning application and listed build consents at Tomorrow meeting.

We are hoping to send a representative from the forum to speak to the planning committee

I would be nice to fit of course like Somerset county council and south Gloucestershire council if the meeting were hybrid so disabled and others could talk part .

We would also like to note that South Gloucestershire Den .

Would like to object as the Trym valley run through North Bristol and into South Gloucestershire Disability equalities Network area .

David Redgewell Bristol disabled equalities forum. for

Laura welti

Gordon Richardson Bristol disability equalities forum chair

A4 Public statement planning committee 21st December 2022.

We would like to object to this footbridge rebuilding scheme as it's not fully accessible to mothers and Fathers with buggies and wheelchairs users and Disabled people.

Their does not appear to be a full equalities impact assessments on the scheme under the public equalities duty on Bristol city council as the Highway Authority or Planning Authority.

Or the west of England mayoral combined transport Authority.

We support the spending of a million pounds of Taxpayers money restoring the Bridge but not a scheme that not accessible for all over Kingweston lane .

Ian Beckey

David Redgewell South west transport Network.

**For the attention of Councillors
Development Committee A 21st December 2022 6pm (previous Nov
16th) B1**

Application no. 22/00805/F

Site address: 155 - 165 West Street Bedminster Bristol BS3 3PN

Proposal: Demolition of existing buildings and construction of student residential accommodation

(12 studios flats and 7 cluster flats) and a replacement employment unit (Use Class E(g)), and associated works. (Major application)

I'm writing both as a resident of Churchlands Road (adjacent to this proposal) and as a representative of the West Street BS3 Neighbourhood Group (WoWBS3).

We trust the committee will already have noted the balance of opinion expressed against this application in registered comments from **local** people on the Planning Portal. Since the plan was first mooted we have met with the developer and stressed we are not in principle against a residential development on this site and would welcome an appropriate mixed unit project to maintain and sustain our neighbourhood.

We have questioned the long term validity and value of it being solely used for student housing.

We don't agree with the premise that 'students' from a very varied set of higher education institutions are best served by placing them 'en masse' in an existing residential suburb. Where is the evidence that this proposal adequately satisfies an unspecified demand for 'needed student accommodation' in our neighbourhood?

We asked how this 'creep' from the soon to be densely packed Bedminster Green student housing area could be justified, expanding as it proposes, up into our primarily mixed residential area.

We challenged the claim made by the developer that this scheme would mitigate expansion of the conversion of the present stock of family homes in our neighbourhood into HMOs.

We asked the developer to re-consider his plans to provide a mixed residential development on the site, which would integrate into our existing community, help sustain our local retail economy, contribute to Bristol's need for housing, utilise a brownfield site and also one where new residents actually contribute to the city council services we all rely on.

We urge the committee to address our concerns and reject the proposal as it stands. We reiterate our neighbourhood will not be best served by approving a development being solely used for student housing.

Malcolm Brammar - West Street BS3 Neighbourhood Group (WoWBS3)

For the attention of Councillors B2

Development Committee A 21st December 2022 6pm (previous Nov 16th)

Application no. 22/00805/F

Site address: 155 - 165 West Street Bedminster Bristol BS3 3PN

Proposal: Demolition of existing buildings and construction of student residential accommodation

(12 studios flats and 7 cluster flats) and a replacement employment unit (Use Class E(g)), and associated works. (Major application)

I'm writing both as a resident of Churchlands Road (adjacent to this proposal) and as Secretary of the West Street BS3 Neighbourhood Group (WoWBS3).

Since this planning application was first submitted, I have received and seen many objections from local residents. Following a meeting with the developer I have also lodged a personal objection. I trust that these comments and objections on the Council planning portal have been given due consideration.

With the significant student accommodation being built at the Bedminster Green site, we do not accept that this - as planned - is a necessary development.

It is important to note that we do not object to the development of the site for residential use (in fact we would welcome it) but feel a more appropriate use in keeping with the neighbourhood in which this site is located, would be accommodation for couples and families.

We do not accept the claim by the developer that this project will stem (according to him) a growth of HMOs in our neighbourhood. We asked for evidence to support that.

We also do not accept his further claim that this proposal as designed will not increase an already significant parking problem, in particular on Churchlands Road which is already subject to cars parked nose to tail and partially blocking the pavements.

At our meeting with developer, we asked him to re-consider his plans and to provide a mixed residential development on the site, which would integrate into our existing community, help sustain our local retail economy, contribute to Bristol's need for housing, utilise a brownfield site and also one where new residents actually contribute to the city council services we all rely on.

B3 Statement to Development Control A Committee – 21st December 2022

22/00805F 155-165 West St Bedminster BS3 3PN (Item 9b on agenda)

I made a similar statement to your meeting on 16th November when this application was deferred. I remain supportive of the proposed development and note the clear recommendation for approval in the officer's report.

To set the scene, this site is a disused car showroom, adjacent garage and surrounding area fronting West St (A38). The previous commercial use of the properties (car showroom and garage) has ceased.

I am concerned that these empty buildings will decay and become a magnet for anti-social behaviour given that some of the proposed development area lacks visibility from the street.

The developer has engaged with the local community and kept me updated throughout. We have discussed various improvements and he has been receptive - incorporating several new measures into the proposals, including the funding of a car club bay and vehicle to discourage car ownership.

Student accommodation remains a controversial topic and I take the view that dedicated accommodation for students can help relieve pressure on the existing local housing stock. There is much sub-division of family homes leading to poor quality living space and additional parking pressures in residential streets. These homes are usually lost to the housing market for good.

I also endorse the innovative use of modern methods of construction as the build time and disruption for local people and businesses will be much reduced. This also helps ensure a consistency of build quality and high levels of energy efficiency.

I have discussed with the applicant how he might contact the Bristol Advanced Construction Skills Centre (in Hengrove) and assess whether an apprenticeship or similar on-site learning about MMC construction could be facilitated.

We have also discussed management of the building, particularly after hours, and I have been reassured about the arrangements in place.

The applicant also proposes to trial a shared workspace aimed at local SMEs and people working from home who would welcome a separate place to work. This is another example of adopting proposals from residents.

The West Street area is the focus of a strong community effort to promote and regenerate. The residents of this development (if approved) will provide additional customers (and possibly employees) for the local independent businesses in this neighbourhood hub.

I therefore support your officer's recommendation to approve, subject to conditions.

Cllr Mark Bradshaw

Labour Co-op Councillor for Bedminster

19th December 2022

Committee Statement B4

Good afternoon Councillors,

I believe that this development will help rejuvenate West Street with a beautiful building and greater footfall in local business. It is not our first development in Bedminster. In 2020 we brought the derelict Princess of Wales back to life which received wide praise on the local "Then and Now Facebook group". We are proposing to use a modern method of construction for this development that reduces delivery time by half, and reduces CO2 emissions during construction by 40% vs a traditional build. We also support the local councillor's proposal to employ apprentices from Hengrove's construction centre to learn this MMC technique.

Clearly there is demand for more student accommodation in the area. Landlords are already flipping traditional family homes into student HMOs to meet demand permeating from the centre. In just 2 years this has happened on nearby Bartlett's road, Palmyra road, Breach road, West St, Stanley St and Beaufort St. The trend is clear, and it is clear where it will go. Bedminster is in an Article 4 area so developments such as this will give Bristol Planning the opportunity to reject HMO conversions. Approval of this development will therefore help safeguard against future loss of traditional housing stock in the local area.

155 - 165 WEST STREET BEDMINSTER BRISTOL BS3 3PN

Planning application ref. 22/00805/F to be considered at Development Control Committee A on Wednesday 21st December 2022

COMMITTEE STATEMENT B5

November Committee Meeting

Concerns were raised at the previous committee regarding the location of the development in terms of its distance from the city centre and from university campuses.

Current planning policy, namely DM2, supports the delivery of student development outside the city centre where it accords with the residential amenity and concentration criteria set out in the policy. It has been demonstrated to the satisfaction of your planning officers that the proposal does indeed accord with these criteria.

The proposed development has also been assessed against the concentration criteria of the draft Purpose Built Student Accommodation and Shared Living SPD (November 2021) and is found to be acceptable - i.e. it would result in a density of less than 10 student bedspaces per hectare.

In terms of travel distance to university and college campuses, it is evident that most can be reached in less than 20 minutes by bike and bus. In particular:

- UWE Bower Ashton (9 min cycle)
- Boomsatsuma (9 mins cycle, 12 mins bus)
- University of Law (9min cycle, 13 mins bus)
- UOB Temple Quarter (11 min cycle, 21 mins bus)
- City of Bristol College (11 min cycle, 17 mins bus)
- BIMM (13 min cycle, 16 min bus)
- UOB Woodland Road (18 min cycle, 24 mins bus).

In terms of sustainability, the site is a short walk from various shops, amenities, public transport links (including Parson Street train station and bus stops including the MetroBus), bars and restaurants on West Street, East Street and North Street. Students will not need to rely on the private car.

Benefits of the Development

It is considered that the development will deliver the following benefits:

- Significant improvement to the street scene in terms of design and quality of built form.
- Increased footfall and spending to benefit local businesses.
- Meeting student demand in the most appropriate manner, namely through purpose built and professionally managed accommodation, with no loss of family housing. The proposal also accords with policy DM2 and the Council's emerging *Purpose-built Student Accommodation and Shared Living Supplementary Planning Document*.
- Biodiversity enhancement through new garden area and green wall.
- Incorporation of energy efficiency measures and renewables (Air Source Heat Pumps) to deliver a total saving on residual CO2 emissions of 68.6%, which is considerable.

- A flexible office unit and student management office at ground floor level will increase activity and surveillance to West Street.

Consultation Responses

Some of the key concerns raised by neighbours are addressed below:

Student demand – the submitted Student Market report by Carter Jonas indicates that there is a significant undersupply of purpose-built student accommodation in the city - even with the pipeline of forthcoming student development taken into account - and that the proposed site represents an appealing and sustainable location for students to live.

Location – as mentioned above, the site is highly sustainable and has excellent bus and cycle links to Bristol's Colleges and Universities.

Parking – a car club space will be provided by the developer for use by students and all local residents. In addition, parking surveys - carried out to the satisfaction of Transport Development Management - indicate that the surrounding roads are not overstressed.

Noise & disturbance – the scheme includes a variety of measures to minimise the risk of disturbance. It is a purpose-built student development with a highly insulated building envelope and self-contained refuse and cycle store. It will operate in accordance with a robust Premises Management Plan that will be implemented by a professional management company. The development includes a management office onsite that will be manned by a member of staff, and the communal areas will be monitored by CCTV.

It is recognised that student development can be controversial, but in this instance the developer and the Council's planning department have worked hard to find a suitable solution for the site. There is undeniably a high demand for student bedspaces in the city and it is considered preferable for this to be satisfied through purpose-built and managed accommodation, rather than converted family houses run as unmanaged HMOs.

B6

Development Control Committee A – 21 December 2022

Objection by BS3 Planning Group to Application No. 22/00805/F : 155 - 165 West Street Bedminster
Bristol BS3 3PN

BS3 Planning Group (an NPN Group) were not among those originally consulted about this proposed redevelopment in its area of relevant interest.

However, the group object to the student element of the application which is considerably detached from actual Campus's and seems from this and similar applications, simply the best paying option for "any-plot-on-a-bus-route" regardless of local context. And feeds back no CIL to the local community
Redevelopment of the Paramount site is supportable in principle but we would far rather see family homes here. Perhaps mixed living spaces - apartments and houses for individuals, couples and families

As it is we cannot support the application and ask you to refuse it.

As a further comment on West Street and the rest of this City element of A38 and Metrobus M1, the number of stops is very limited with the busses simply passing by so many sites, and with the number of "heads on pillows" promised from other proposals in or near "Bedminster Green" now somewhere between build-out and first consultation which are claiming they can be car free because of the M-Busses, one might envisage a one-minute service being required in drive-time to fulfil demand. We simply don't believe this will be provided, even if those that do run are hopefully full.

So we begin to think the Metrobus name is taken too lightly by developers and would also suspect locals complaining about parking issues within the 19th century streets and early 20th century streets that surround the site will be proved correct.

Thank you for reading this objection

Stephen Wickham on behalf of BS3 Planning Group

Development Control Committee A 21 December 2022

Report of the Director: Economy of Place

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Planning Applications

Item	Ward	Officer Recommendation	Application No/Address/Description
1	Avonmouth & Lawrence Weston	Grant	22/02249/FB & 22/01149/LA - Footway Bridge Over Kings Weston Road Bristol Removal and reinstatement of Kingsweston Road Footbridge.
2	Bedminster	Grant subject to Legal Agreement	22/00805/F - 155 - 165 West Street Bedminster Bristol BS3 3PN Demolition of existing buildings and construction of student residential accommodation (12 studios flats and 7 cluster flats) and a replacement employment unit (Use Class E(g)), and associated works. (Major application)

index
v5.0514

Amendment Sheet
21 December 2022

Item 1: - 155 - 165 West Street Bedminster Bristol BS3 3PN

Page no.	Amendment/additional information
	No amendments

Item 2: - Footway Bridge Over Kings Weston Road Bristol

Page no.	Amendment/additional information
	One additional objection received: "I must oppose this proposal due to the inaccessibility of steps. It is not acceptable to prioritise maintaining historic surroundings over accessibility for disabled people. Ramps must be included to ensure the bridge is accessible to all."