

Development Control A Committee Agenda



Date: Wednesday, 4 December 2024

Time: 2.00 pm

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

Members of the public attending meetings or taking part in Public Forum are advised that all Development Control meetings are filmed for live or subsequent broadcast via the council's webcasting pages. The whole of the meeting is filmed (except where there are confidential or exempt items) and the footage will be available for two years.

If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.

Councillors: Rob Bryher (Chair), Katja Hornchen (Vice-Chair), Al-Maghrabi, Sarah Classick, George Calascione, Richard Eddy, Ellie Freeman, Zoë Peat and Serena Ralston

Copies to: Philippa Howson, John Smith (Interim Executive Director: Growth & Regeneration), Jonathan Dymond, Simone Wilding, Jane Woodhouse, Lewis Cook and Ben Grimes (Members Support Worker)

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8. Public Forum

Up to 30 minutes is allowed for this item.

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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 5pm on Thursday 28th November 2024.**

Petitions and Statements - Petitions and statements must be received two working days 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 Monday 2nd December 2024.**

PLEASE NOTE THAT IF YOU WISH TO SPEAK AT THE COMMITTEE, YOU ARE REQUESTED TO INDICATE THIS WHEN SUBMITTING YOUR STATEMENT OR PETITION. ALL REQUESTS TO SPEAK MUST BE ACCOMPANIED BY A WRITTEN STATEMENT.

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.

If you have any further questions, please see the Public Forum FAQ page on the Development Control Committee A page of the Bristol City Council website <https://democracy.bristol.gov.uk/documents/s98400/Development%20Control%20Public%20Forum%20FAQ%202024.pdf>

Members of the press and public who plan to attend a public meeting at City Hall are advised that you will be required to sign in when you arrive and you will be issued with a visitor pass which you will need to display at all times.



STATEMENT NUMBER A8

As a councillor in Eastville, the planned development of Atlas Place cannot be seen as a bad thing. It is brownfield land and of course, this would make perfect sense in an ideal world.

The problems I have with the first of three applications are as follows:

We need to be absolutely clear that if this development is approved, there will be unprecedented and out of control chaos on our roads. We are already seeing an increase in traffic through Fishponds partly owing to cars looking to divert from East Bristol. Any suggestion that this site will be able to control car usage would be a misdirection. Therefore, without a clear answer to traffic management, I am against this first round of proposals.

Secondly, I am fully behind our GP's who are concerned about the impact that all the new developments in Bristol, are having on GP services. The same can be said about the impact on dentists and schools. It is inconceivable that any modern development plan should be exempt from providing evidence about the impact that this site, once completed, will have on our services.

Whilst I am not an expert on flooding, we have seen Lodge Causeway regularly flood over the past 6 months. With the impact of climate change and the removal of all shrubs and trees, I believe that the potential for ongoing flooding will increase.

Yes, we need more social housing as I cannot align social housing with the concept of affordable housing, to house Bristolians. There is no commitment from a private developer to provide Bristolians with homes. We will therefore end up with the same situation as normal, housing which is not aimed at providing Bristolians with homes. Instead, we will potentially see hundreds of new homes that we cannot afford.

Until the infrastructure issues are addressed, I will not be able to support this scheme. Sadly, I fear that my objections will not be a material consideration or be enough of a concern to force developers to put our residents and crucial services, i.e. GP's and Dentists first.

Cllr Lorraine Francis

Lorraine Francis

Councillor for Eastville