

Development Control B Committee Agenda



Date: Wednesday, 12 March 2025

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: Donald Alexander (Chair), Guy Poultney (Vice-Chair), Fabian Breckels, Lisa Durston, Caroline Gooch, Paula O'Rourke, Mohamed Makawi, Lisa Stone and Bador Uddin

Copies to: Norman Cornthwaite (Democratic Services Officer), Jeremy Livitt (Democratic Services Officer), Rachael Dando, David Fowler (Members' Office Manager (Conservative)), Stephen Fulham, Paul Shanks, Philippa Howson, John Smith (Interim Executive Director: Growth & Regeneration), Jonathan Dymond, Simone Wilding, Jane Woodhouse, Lewis Cook and Ben Grimes (Members Support Worker)

Tel:

E-mail: democratic.services@bristol.gov.uk

Date: Tuesday, 4 March 2025

Agenda

8. 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 - 8)

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 Thursday 6th March 2025.

Petitions and statements:

Petitions and statements must be received by noon two working days prior to the meeting. For this meeting, this means that your submission must be received at the latest by 12.00 noon on Monday 10th March 2025.

The statement should be submitted to Development Control Committee via our webform: www.bristol.gov.uk/publicforum

For further information including submitting petitions see the Development Control Committee Public Forum FAQ here:

<https://democracy.bristol.gov.uk/documents/s104604/DC%20Public%20Forum%20FAQ%20V4%20Jan%202025.pdf>

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 Development Control B Committee [Public Forum FAQ](#).

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.



Public Forum
D C Committee B
29 January 2025



1. Members of the Development Control Committee B

Councillors: Don Alexander (Chair), Guy Poultney (Vice-Chair), Fabian Breckels, Lisa Stone, Lisa Durston, Mohamed Makawi, Paula O'Rourke, Baddor Uddin, Caroline Gooch

	Name
Statements	
23/02321/X - 26-28 Walsingham Road Montpelier Bristol BS6 5BT	
A01	Andrew David Hood (?)
A02	James Tavernor (Speaking)



Name: Andrew David Hood

Committee: Development Control A Committee

Statement title: Nursery on Walsingham Road

Statement: Application no. 23/02321/X Site address: 26-28 Walsingham Road Firstly I'd like to say it would have been nice nursery got in touch with us as we are direct neighbours so we could properly understand their plans and how they managed to deal with the extra footfall. At the moment the roads get quite congested at pick up and drop off and there is often a queue outside our front door. I'm worried that by increasing the volume of children to 60 it will create further disruption to our lives. It can be tricky especially for our children on the way to school to navigate the extra traffic and people when leaving the house. In terms of the noise it can be excessive in the back garden, I obviously understand that children will make noise but at the same time I like to spend time undisturbed in my garden. The noise level seems to vary tremendously depending on who is monitoring the children. Some of the nursery workers make an effort to keep the sound level down whilst others do not. I would be much happier if there was some kind of system for the nursery workers to follow to keep the level of noise down. We are not completely against the nursery expanding but I would like to know how they intend to manage the extra children and traffic and perhaps the jump to 60 children is too great and will adversely affect the quality of our lives. I think greater communication between the residents and the nursery is needed, as it's a residential area. I think the noise levels need to be monitored as a new kitchen fan has been installed recently which also creates a lot of disturbance and coupled with the noise of the children is too loud for us to enjoy our garden.

Present at meeting?:

Name: James Tavernor

Committee: Development Control B Committee

Statement title: Planning Agent in Support of Application Ref: 23/02321/X

Statement: Good afternoon, my name is James Tavernor of AGM, and I am the Planning Agent speaking today in support of this application for the Variation of Condition 1 of Planning Permission Ref. 99/01187/X to state that "The property shall be used as a pre-school nursery to be attended by no more than 60 children at any one time.". The Nursery at 26-28 Walsingham Road, which has been in use since 1999 received an enforcement letter dated 16th May 2023 Ref. 23/30047/BCN from Bristol City Council which stated that the Local Planning Authority had received a complaint alleging that there is a breach of the planning permission for the nursery in terms of the opening times and numbers of children. It advised that a planning application is submitted within the next 28 days to vary the relevant planning conditions and bring the operations up to date, which was complied with. Firstly, It should be noted that Kids Planet has not breached its opening hours (0800 to 1800) and this application does not seek to amend these. The proposals seek to regularise the expansion in the numbers of children attending the nursery from 45 (permitted) to 60. This change has been taking place for a significant period of time, with no significant complaints from local residents. The proposal offers the potential to help address the under-provision of facilities in the City, in a location which is highly sustainable and easily accessible. Bristol Core Strategy Policy BCS8 'Delivering a Thriving Economy' identifies the need to address barriers to employment. The supporting text to Core Strategy Policy BCS12 particularly identifies childcare facilities as community infrastructure and promotes the importance of the provision of such facilities in a community, which provide a focus for local people and provide a sense of place and community spirit. The particular need is generated by the nature of working patterns and rise of parents returning to work following the birth of a child. Policy BCS12 states that community infrastructure should be located where there is a choice of travel patterns and should be accessible to all members of the community. The site is located within easy walking distance for parents working St Andrews and the survey of travel habits above identifies that most families do indeed walk to the premises. Many nurseries/pre-school facilities in the area are over-subscribed and have significant waiting lists for new children and therefore the demand for Kids Planet and the facilities it offers is high. Any reduction in the numbers of children attending the nursery would not only impact the nursery but would not easily be absorbed into other facilities in the local community and should, therefore, be supported as it will help to address barriers to employment and ensure the viability of a community facility. During the application both the Council's Highways Team and Pollution Control have confirmed that they have no objections to the proposals following further information provided. There has also been significant support with 56 comments in favour of the proposals and recognising the excellent work and importance of

Kids Planet. Thank you very much for time this evening and I trust you will accept the Officers recommendation and that the proposal is in line with local Policy and that you can support this application. Thank you.

Present at meeting?: