

# Development Control B Committee Agenda



**Date:** Wednesday, 6 September 2023

**Time:** 6.00 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:** Ani Stafford-Townsend (Chair), Chris Windows (Vice-Chair), Lesley Alexander, Amal Ali, Fabian Breckels, Sarah Classick, Lorraine Francis, Katja Hornchen and Guy Poultney

**Copies to:** Norman Cornthwaite, Allison Taylor (Democratic Services Officer), Jeremy Livitt, Rachael Dando, David Fowler (Members' Office Manager (Conservative)), Stephen Fulham, Paul Shanks, Stephen Peacock (Chief Executive), Philippa Howson, John Smith (Executive Director: Growth & Regeneration), Jonathan Dymond, Peter Westbury, Simone Wilding and Jane Woodhouse

**Issued by:** Jeremy Livitt, Democratic Services

City Hall, PO Box 3399, Bristol, BS1 9NE

E-mail: [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk)

**Date:** Friday 25<sup>th</sup> August 2023

# Agenda

## 1. Welcome, Introduction and Safety Information

6.00 pm

(Pages 4 - 7)

## 2. Apologies for Absence

## 3. Declarations of Interest

To note any interests relevant to the consideration of items on the agenda.

Any declarations of interest made at the meeting which are not on the register of interests should be notified to the Monitoring Officer for inclusion.

## 4. Minutes of the previous meeting held on 19th July 2023

To agree the minutes of the last meeting as a correct record.

(Pages 8 - 13)

## 5. Action Sheet

The Committee is requested to note any outstanding actions listed on the rolling Action Sheet for DCB Committee.

(Page 14)

## 6. Appeals

To note appeals lodged, imminent public inquiries and appeals awaiting decision.

(Pages 15 - 26)

## 7. Enforcement

To note enforcement notices.

(Page 27)

## 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:

### 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 31<sup>st</sup> August 2023.**

**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 5<sup>th</sup> September 2023.**

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

**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.

## **9. Planning and Development**

To consider the following applications for Development Control Committee B - **(Page 28)**

- a) 22/05714/FB - South Bristol Crematorium and Cemetery, Bridgewater Road (Pages 29 - 58)**

## **10. Date of Next Meeting**

The next meeting is scheduled to take place at 2pm on Wednesday 18<sup>th</sup> October 2023 in the Council Chamber, City Hall, College Green, Bristol.



# Public Information Sheet

## Inspection of Papers - Local Government (Access to Information) Act 1985

You can find papers for all our meetings on our website at [www.bristol.gov.uk](http://www.bristol.gov.uk).

## Public meetings

Public meetings including Cabinet, Full Council, regulatory meetings (where planning and licensing decisions are made) and scrutiny will now be held at City Hall.

Members of the press and public who plan to attend City Hall are advised that you may be asked to watch the meeting on a screen in another room should the numbers attending exceed the maximum occupancy of the meeting venue.

## COVID-19 Prevention Measures at City Hall (June 2022)

When attending a meeting at City Hall, the following COVID-19 prevention guidance is advised:

- promotion of good hand hygiene: washing and disinfecting hands frequently
- while face coverings are no longer mandatory, we will continue to recommend their use in venues and workplaces with limited ventilation or large groups of people.
- although legal restrictions have been removed, we should continue to be mindful of others as we navigate this next phase of the pandemic.

## COVID-19 Safety Measures for Attendance at Council Meetings (June 2022)

We request that no one attends a Council Meeting if they:

- are required to self-isolate from another country
- are suffering from symptoms of COVID-19 or
- have tested positive for COVID-19

## Other formats and languages and assistance for those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Committee rooms are fitted with induction loops to assist people with hearing impairment. If you require any assistance with this please speak to the Democratic Services Officer.



## Public Forum

Members of the public may make a written statement ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee Members and will be published on the Council's website before the meeting. Please send it to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk).

The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **5pm three clear working days before the meeting**.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, it may be that only the first sheet will be copied and made available at the meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the Committee and published within the minutes. Your statement or question will also be made available to the public via publication on the Council's website and may be provided upon request in response to Freedom of Information Act requests in the future.

We will try to remove personal and identifiable information. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement contains information that you would prefer not to be in the public domain. Other committee papers may be placed on the council's website and information within them may be searchable on the internet.

### During the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute.**
- If there are a large number of submissions on one matter a representative may be requested to speak on the groups behalf.
- If you do not attend or speak at the meeting at which your public forum submission is being taken your statement will be noted by Members.
- Under our security arrangements, please note that members of the public (and bags) may be searched. This may apply in the interests of helping to ensure a safe meeting environment for all attending.



- As part of the drive to reduce single-use plastics in council-owned buildings, please bring your own water bottle in order to fill up from the water dispenser.

For further information about procedure rules please refer to our Constitution <https://www.bristol.gov.uk/how-council-decisions-are-made/constitution>

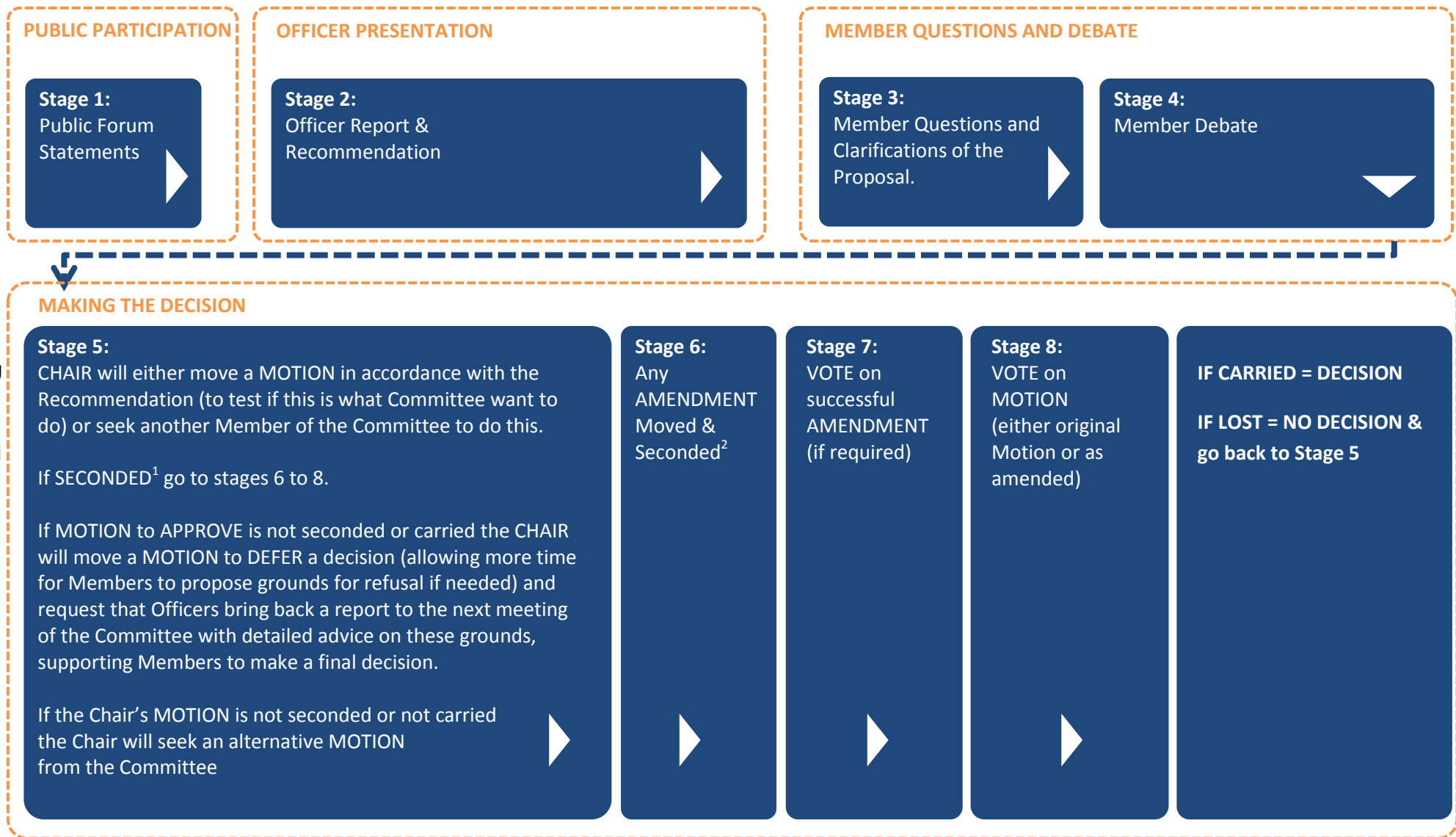
### Webcasting/ Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now 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). 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.

The privacy notice for Democratic Services can be viewed at [www.bristol.gov.uk/about-our-website/privacy-and-processing-notice-for-resource-services](http://www.bristol.gov.uk/about-our-website/privacy-and-processing-notice-for-resource-services)



# Development Control Committee Debate and Decision Process



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<sup>1</sup> A Motion must be Seconded in order to be formally accepted. If a Motion is not Seconded, the debate continues

<sup>2</sup> An Amendment can occur on any formally approved Motion (ie. one that has been Seconded) prior to Voting. An Amendment must itself be Seconded to be valid and cannot have the effect of negating the original Motion. If Vote carried at Stage7, then this becomes the Motion which is voted on at Stage 8



**Bristol City Council**  
**Minutes of the Development Control B Committee**

**19 July 2023 at 2.00 pm**



**Members Present:-**

**Councillors:** Ani Stafford-Townsend (Chair), Chris Windows (Vice-Chair), Fabian Breckels, Sarah Classick, Lorraine Francis, Katja Hornchen, Guy Poultney and Jonathan Hucker (substitute for Lesley Alexander)

**Officers in Attendance:-**

Jeremy Livitt, Philippa Howson, Peter Westbury, Simone Wilding and Jane Woodhouse

**14 Welcome, Introduction and Safety Information**

The Chair welcomed all parties to the meeting and reminded all attendees of the evacuation procedure in the event of an emergency.

**15 Apologies for Absence**

Apologies for absence were received from Councillor Amal Ali and Councillor Lesley Alexander (Councillor Jonathan Hucker substituting).

**16 Declarations of Interest**

There were no Declarations of Interest.

**17 Minutes of the previous meeting held on Tuesday 13th June 2023**

**RESOLVED – that the minutes of the above meeting be confirmed as a correct record and signed by the Chair.**

**18 Action Sheet**

The Action Sheet was noted.





## 19 Appeals

The Committee noted the report on appeals.

## 20 Enforcement

The Committee noted the report on enforcement action.

## 21 Public Forum

Members of the Committee received Public Forum Statements in advance of the meeting. The Statements were published online prior to the meeting. Each statement was heard before the application it related to and taken fully into consideration by the Committee prior to reaching a decision.

The following supplementary questions were asked by Tony Pitt in relation to the written responses he had received to his questions, with verbal answers given by officers as indicated:

### **Supplementary Question 1 – can the officers confirm that the report relates to dual allocation purposes?**

A: This is confirmed for use in relation to both housing and business purposes.

### **Supplementary Question 2 – in view of the situation relating to the Town and Village Green land bordering the site, won't this affect deliverability?**

A: Officers indicated that they would address this issue during the debate.

### **Supplementary Question 3 – Shouldn't there have been a formal reconsultation since much of the original consultation was carried out during COVID?**

A: It was standard practice for there to be wide consultation for any such application involving all parties at each stage including for all amendments.

### **Supplementary Question 4 – Does the plan accurately show the Site of Nature Conservation boundaries?**

A: Officers relied on the map with which they were provided to indicate the appropriate boundaries since they were not directly involved in drawing up the plan.



## 22 Planning and Development

The committee considered the following planning applications:

### a Planning Application Number 21/05164/F - Land on West Side of Novers Hill

Officers introduced this report and made the following comments during their presentation:

- The application was in relation to land to the west side of Novers Hill and was for 144 dwellings with 30% affordable housing, two access points and a public open space
- A slide underlined how steep the site is and the applicant had been required to address the issue of the design
- The site had been historically allocated for housing and business with a sliver of an SNCI (Site of Nature and Conservation Interest).
- The site had been allocated for a long time and was reaching the end of the current local plan period
- The law indicated that a Local Planning Authority should follow local plan allocations unless there was very good reason not to
- It was also noted that there was a strong need for housing within the city
- Officers noted the decision concerning Brislington Meadows and the comparatively low weight given by the Planning Inspector to ecological issues
- However, there remained outstanding ecological issues on this site which the applicant had failed to resolve
- The major cause of concern for officers was the steepness of the site
- The topography of the site indicated only one entrance with a very steep narrow hill with no provision for walking or cycling
- The new network needed to be built to adoptable standards and would require significant infrastructure which would affect viability and require approval
- It was important that a site of this size should be sustainable. However, the site only had indicative walkable and cycling routes which was not satisfactory
- Given the topology of the site, anyone using the site would be car dependent particularly if there were no regular bus connections to Hartcliffe. The further application had not addressed these issues
- The gradient was approximately the same as for Park Street with less space for movement and did not pass a safety audit.
- The proposed retaining wall would also cause difficulty with viability and implementing to an acceptable standard
- A slide indicated the steepness and that there was no safe connection to the public highway with no comfort walking or cycling facility
- In addition, the site would be unsafe for anyone who lived or worked below it or for the river below. The issue of road safety was a major concern



- Whilst this was a sensitive site which would require a great deal of work to deliver, the main concerns remained steepness and the safety for future residents
- The hedgerows were designated as a Town and Village Green and any impact of the housing on the site would also impact on this

In response to members' questions, officers made the following points:

- The developer would need to obtain approval from the infrastructure Team for the proposed retaining wall
- It would be very strenuous for anyone living on site and day to day living would be very difficult, particularly for those who were care dependent
- It was the responsibility for the applicant to ensure viability
- Officers explained the colour coding on the site to indicate the different levels of gradient - orange was the most steep with which the site was comparable and also narrower than Park Street, exceeding the recommended gradient
- Housing allocations needed to be taken very seriously since there was a legal requirement concerning the deliverability of the site for housing
- There had been regular attempts over the years to obtain planning permission on the site. It was noted that there had been attempts in 2002 and 2003 to obtain housing, both of which had failed
- Officers did not automatically include all paperwork in the report. There was an officers summary of the equalities impact assessment which still nevertheless required proper consideration by the committee
- The Committee was required to assess the application on its merits rather than whether or not they would lose at appeal

Committee members made the following comments:

- Officers had done a really good job in providing a balanced argument and in the issues involved. The application should be refused
- This was an extremely bad application – in addition to the serious transport concerns, there were also ecological concerns as well. It seemed very difficult to manoeuvre around the serious problems that would be caused by this application
- Whilst some additional reasons to those proposed by officers might be preferable, the Committee's views were important in any assessment of this for the decision
- The reasons for any refusal needed to be watertight and the officers recommendations were sound in this respect. The footpath was as steep as Park Street and also narrower. In addition, there was an issue with safety in terms of any infrastructure to be installed
- The officers' work on this should be thanked. Whilst there were strong transport and safety reasons for refusal, these did not negate the serious environmental concerns



- There was a lack of equity on site. Anyone who was completely car dependent due to mobility issues would be seriously affected
- The recommendations should be supported
- The officers' recommendations were very credible and should be supported. Tribute was needed to the Friends of the Western Slopes who had put in a lot of work on this issue.

Councillor Ani Stafford-Townsend moved, seconded by Councillor Fabian Breckels and upon being put to the vote, the application was

**REFUSED (unanimously) – that the application be refused for the following reasons:**

**Reason(s)**

**1. The proposed development fails to provide the following:**

- Adequate permeability within and to / from highway network
- Sufficient road safety measures
- Walking and cycling infrastructure
- Public Transport infrastructure
- Travel Planning provision
- Adequate waste storage and collection proposals
- An acceptable level of parking (by reason of overprovision)

It is therefore contrary to the requirements of the NPPF, policies BCS10, BCS13, BCS21 of the Bristol Core Strategy (2011) and policies DM23, DM27, DM28 of the Bristol Local Plan, Site Allocations and Development Management Policies (2014) and the Knowle West Regeneration Framework.

**2. The proposed development by reason of the internal gradients would not allow easy or safe walking and cycling. This is contrary to the requirements of the NPPF, policies BCS10, BCS13 of the Bristol Core Strategy (2011) and policies DM23, DM28 of the Bristol Local Plan, Site Allocations and Development Management Policies (2014).**

**3. The application proposal is not supported by a complete set of ecological surveys and reports to demonstrate mitigation on the ecology of the site and its biodiversity. The application proposal is therefore contrary to the requirements of the NPPF and to Policy DM19 of the Bristol Local Plan, Site Allocations and Development Management Policies (2014).**

**23 Date of Next Meeting**

The next meeting is scheduled to be held at 6pm on Wednesday 6<sup>th</sup> September 2023 in the Council Chamber, City Hall, College Green, Bristol.

The meeting ended at 3.05 pm

**CHAIR** \_\_\_\_\_





## Action Sheet – Development Control Committee B

Date of Meeting (s)	Item/report	Action	Responsible officer(s)/Councillor	Action taken / progress
13 <sup>th</sup> June 2023	Appeals – Wyevale Garden Centre	Following a recent judgment, a briefing note to be submitted to the Committee	Peter Westbury	Completed – confirmed at DCB Committee Wednesday 19 <sup>th</sup> July 2023
13 <sup>th</sup> June 2023	Enforcement – Cabot Circus Billboard	Consult with enforcement colleagues and prepare a briefing note to be submitted to the Committee	Peter Westbury	Completed – confirmed at DCB Committee Wednesday 19 <sup>th</sup> July 2023
19 <sup>th</sup> July 2023		No Actions		

## DEVELOPMENT CONTROL COMMITTEE B

### 6th September 2023

#### REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

#### LIST OF CURRENT APPEALS

##### Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Clifton	21 Constitution Hill Bristol BS8 1DG Mansard roof extension. Appeal against refusal Delegated decision	25/04/2023
2	Bishopsworth	45 Bridgwater Road Bristol BS13 7AX Rear and side dormer roof extensions. Appeal against refusal Delegated decision	05/06/2023
3	Ashley	85 York Road Montpelier Bristol BS6 5QD Loft conversion - Erection of a rear dormer and installation of 3 x roof lights on the front roof slope. Appeal against refusal Delegated decision	08/08/2023

##### Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
4	Easton	91 - 101 Church Road Redfield Bristol BS5 9JS Outline application for the demolition of buildings and erection of student accommodation, with access, with layout and scale to be considered. Appeal against non-determination	31/10/2023

5	Lockleaze	Ever Ready House Narroways Road Bristol BS2 9XB Outline application with access, layout and scale to be considered, for demolition of existing buildings and redevelopment of site to provide up to 40no. C3 dwellings and up to 3no. Class E units with associated drainage and hard/soft landscape works. (MAJOR) Appeal against non-determination	TBA
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### Written representation

Item	Ward	Address, description and appeal type	Date lodged
6	Brislington West	Wyevale Garden Centre Plc Bath Road Brislington Bristol BS31 2AD Enforcement notice appeal for hardstanding. (C/22/3306445). Appeal against an enforcement notice	04/10/2022
7	Brislington West	Wyevale Garden Centre Plc Bath Road Brislington Bristol BS31 2AD Enforcement notice appeal for builders yard. (C/22/3306441). Appeal against an enforcement notice	04/10/2022
8	Brislington West	Wyevale Garden Centre Plc Bath Road Brislington Bristol BS31 2AD Enforcement notice appeal for bunds & portable buildings. (C/22/3306446). Appeal against an enforcement notice	04/10/2022
9	Brislington West	Wyevale Garden Centre Plc Bath Road Brislington Bristol BS31 2AD Enforcement notice appeal for plant equipment. (C/22/3306444). Appeal against an enforcement notice	04/10/2022
10	Lockleaze	36 Stothard Road Bristol BS7 9XL Enforcement Notice enforcement for the erection of detached building in garden without planning permission. Appeal against an enforcement notice	17/10/2022



11	Stoke Bishop	2 Bramble Drive Bristol BS9 1RE Enforcement notice appeal for front boundary not completed as per plans approved as part of planning permission 21/00431/H and additional planting. Appeal against an enforcement notice	22/11/2022
12	Cotham	71 Arley Hill Bristol BS6 5PJ Enforcement notice appeal for change of use of the building to large HMO with 8 bedrooms. Appeal against an enforcement notice	15/12/2022
13	Cotham	71 Arley Hill Bristol BS6 5PJ Change of use of the upper floors residential unit from small 6 bedroom HMO C4 to large HMO (Sui Generis Use) for 8 bedrooms (Retrospective). Appeal against refusal Delegated decision	15/12/2022
14	Southville	20 Mount Pleasant Terrace Bristol BS3 1LF Enforcement notice appeal for change of use to HMO (C4) without planning permission. Appeal against an enforcement notice	01/02/2023
15	Redland	186 Redland Road Bristol BS6 6YH Retention of stainless steel/glass balustrade, at roof level. Appeal against refusal Delegated decision	03/03/2023
16	Redland	186 Redland Road Bristol BS6 6YH Enforcement notice appeal for an installation of stainless steel/glass balustrade at roof level to form roof terrace without planning permission. Appeal against an enforcement notice	03/03/2023
17	St George Central	20 Grantham Road Bristol BS15 1JR Conversion and extension of existing garage to rear garden to provide additional living accommodation associated to the main dwelling. Appeal against refusal Delegated decision	13/04/2023

18	Hengrove & Whitchurch Park	Bamfield Streetworks Bamfield Bristol BS14 0XD Application to determine if prior approval is required for a proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	13/04/2023
19	Knowle	318 Wells Road Knowle Bristol BS4 2QG Proposed kitchen extraction from A3 Unit below. Appeal against refusal Delegated decision	13/04/2023
20	Easton	1B & 1C Woodbine Road Bristol BS5 9AJ Change of use from 2 dwelling houses (C3a) to 2 small HMO for up to 6 people (C4). Appeal against non-determination	20/04/2023
21	Stoke Bishop	Telecoms Equipment Edge Of Green Shirehampton Road Sea Mills Bristol BS9 2EQ Application to determine if prior approval is required for a proposed telecommunications installation: Proposed 15.0m Phase 9 slimline Monopole and associated ancillary works. Appeal against refusal Delegated decision	21/04/2023
22	Stoke Bishop	The Helios Trust 17 Stoke Hill Bristol BS9 1JN Change of use from doctors surgery to specialist educational needs school for children and therapy centre, and land to residential garden adjacent 19a Pitch and Pay Lane. Appeal against non-determination	21/04/2023
23	Knowle	Land At Junction With Redcatch Road St Agnes Avenue Bristol BS4 2HQ Erection of dwelling (Renewal of planning permission granted on appeal ref APP/Z0116/W/18/3196399 - BCC 16/06418/F) - self build. Appeal against refusal Delegated decision	04/05/2023
24	Knowle	100 Redcatch Road Bristol BS4 2HQ Demolition and re-positioning of curtilage listed stone wall with brick capping. Appeal against refusal Delegated decision	04/05/2023

25	Ashley	6 Sussex Place Bristol BS2 9QW Conversion of this single dwelling into two flats and a maisonette, including provision of bin/cycle storage facilities and associated external alterations. Appeal against non-determination Delegated decision	10/05/2023
26	Knowle	100 Redcatch Road Bristol BS4 2HQ Erection of dwelling (Renewal of planning permission granted on appeal ref APP/Z0116/W/18/3196399 - BCC 16/06418/F) - self build. Appeal against non-determination	16/05/2023
27	Knowle	100 Redcatch Road Bristol BS4 2HQ Demolition and re-building of curtilage listed stone wall with brick capping in the same position as the existing wall. Appeal against non-determination	16/05/2023
28	Clifton Down	Redland Filling Station Hampton Road Bristol BS6 6JA Installation of vehicle charging points and associated electrical infrastructure and associated works. (Retrospective) Appeal against refusal Delegated decision	16/05/2023
29	Bishopston & Ashley Down	387 Gloucester Road Horfield Bristol BS7 8TS The retention of an Automated Teller Machine and associated signage. Appeal against refusal Delegated decision	16/05/2023
30	Cotham	Garage To Rear Of 3 Clyde Park Bristol BS6 6RR Demolition of garage and erection of dwellinghouse (Use Class C3). Appeal against non-determination	18/05/2023
31	Brislington West	21 Wick Crescent Bristol BS4 4HG Proposed development of two storey detached 2-bed dwelling, located within the rear garden. Appeal against non-determination Delegated decision	23/05/2023
32	Ashley	6 Sussex Place Bristol BS2 9QW Conversion of this single dwelling into two flats and a maisonette including the renovation of the property as a listed building. Appeal against non-determination	24/05/2023

33	Cotham	1 Eastfield Road Cotham Bristol BS6 6AA Proposed extension and alterations to existing end of terrace to form 7 no. 1 bedroom self-contained flats and 1 no. 2 bedroom self-contained flat over 4 floors. Appeal against refusal Delegated decision	21/06/2023
34	St George Central	The Mechanics Arms 123 Clouds Hill Road Bristol BS5 7LH Extension and change of use from public house to six apartments. Appeal against refusal Delegated decision	21/06/2023
35	St George Troopers Hill	106 Fir Tree Lane Bristol BS5 8BJ Demolition of dwellinghouse and erection of a three-storey building comprising 9no. self-contained flats with associated soft and hard landscaping. Appeal against non-determination	22/06/2023
36	Clifton Down	The Vincent Redland Hill Bristol BS6 6BJ Proposed retention of 2no. hoarding signs (temporary consent for 2 years). Appeal against refusal Delegated decision	23/06/2023
37	Henbury & Brentry	The Dower House Station Road Henbury Bristol BS10 7QJ Proposed 1no. detached 4 bedroom dwelling and garage with on-site parking and associated works. Appeal against non-determination	27/06/2023
38	St George West	Land At Junction Of Church Road And Chalks Road Bristol BS5 9EN Erection of a third floor to consented scheme 22/00111/X, to provide 1no. additional self-contained flat, including alterations to approved external appearance. Appeal against non-determination	28/06/2023
39	Clifton	22 Regent Street Bristol BS8 4HG First floor single storey flat with a green roof and courtyard area above the ground floor shop extension to the rear of No. 22 Regent Street. To create an additional bedroom to the existing attic flat with a matching tiled mansard roof between 22 and 24 Regent Street. To renovate and restore the old shopfront to new arched windows to match previous existing. Appeal against refusal Delegated decision	30/06/2023

40	Clifton	22 Regent Street Bristol BS8 4HG Additional first floor, single storey flat with a green roof and courtyard area above the ground floor shop extension to the rear of No. 22 Regent Street. To create an additional bedroom to the existing attic flat with a matching tiled mansard roof between 22 and 24 Regent Street. To renovate and restore the old shopfront to new arched windows to match previous existing. Appeal against refusal Delegated decision	30/06/2023
41	Ashley	23 Wathen Road Bristol BS6 5BY Appeal against enforcement notice for works to roof without planning permission. Appeal against an enforcement notice	12/07/2023
42	Clifton Down	11 Wellington Park Bristol BS8 2UR Appeal against a High Hedge. Appeal against high hedge	12/07/2023
43	Frome Vale	4 Grangewood Close Bristol BS16 2QN Erection of a detached two storey dwelling with parking facilities. Appeal against refusal Delegated decision	12/07/2023
44	Horfield	Beaufort Multi Storey Car Park Southmead Hospital Southmead Road Bristol BS10 5FN External alterations to the south-western and north-eastern elevations of the Car Park. Appeal against refusal Delegated decision	13/07/2023
45	Stoke Bishop	Pavement South Side Clifton Down South West Of Junction With The Avenue Bristol BS8 3GH Proposed 5G telecoms installation: H3G 17m street pole and additional equipment cabinets. (BRC25452) Appeal against refusal Delegated decision	18/07/2023
46	Bishopsworth	Highways Land Between Church Road And Whitchurch Road Bristol Application to determine if prior approval is required for a proposed: Streetpole style telecommunications mast. Appeal against refusal Delegated decision	19/07/2023

47	Cotham	65 Lower Redland Road Bristol BS6 6SR Application for a lawful development certificate for an existing use as a large HMO (Sui-generis). Appeal against refusal Delegated decision	21/07/2023
48	Stockwood	88 Stockwood Road Stockwood Bristol BS14 8JE Demolition of single storey side conservatory and construction of 2-storey, 2-bed dwelling together with associated works, including rear extension. Appeal against refusal Delegated decision	26/07/2023
49	Hotwells & Harbourside	133 Hotwell Road Bristol BS8 4RU Change of use from Use Class E(b) (Restaurant) to Use Class C3 (Residential : 1 No self-contained maisonette). Appeal against refusal Delegated decision	28/07/2023
50	Hartcliffe & Withywood	301 Bishport Avenue Bristol BS13 0PL Second storey side extension over existing attached garage. Appeal against conditions imposed Delegated decision	01/08/2023
51	Bedminster	43 Ruby Street Bristol BS3 3DX Change of use from a C3 dwelling to a HMO for 7 occupants. Appeal against non-determination	01/08/2023
52	Henbury & Brentry	Vicarage Station Road Henbury Bristol BS10 7QQ Demolition of existing buildings and provision of 14 no. 4 bedroom residential dwellings (Class C3), together with car parking, new vehicular access, communal amenity, landscaping, installation of plant, and other associated works. Appeal against non-determination	03/08/2023
53	Horfield	188 Southmead Road Bristol BS10 5EA Certificate of proposed development for a hip to gable roof extension loft conversion with rear dormer, 3no. front roof lights and associated fenestrations. Appeal against non-determination	09/08/2023
54	Filwood	Land To Rear Of 32 - 36 Somermead Bristol Construction of 2 No. offices with storage. Appeal against refusal Delegated decision	09/08/2023

55	Ashley	163 Gloucester Road Bishopston Bristol BS7 8BE Construction of decking and seating, and canopies over part of the rear garden. Appeal against refusal Delegated decision	09/08/2023
56	Hotwells & Harbourside	33 Pooles Wharf Court Bristol BS8 4PB Installation of solar panels on south facing roof slope. Appeal against non-determination	10/08/2023
57	Bedminster	Land Adjacent To Teddies Nurseries Clange Road Bristol BS3 2JX Proposed demolition of existing buildings and erection of replacement building for indoor recreation use (Class E(d)), with associated car parking (resubmission of 21/05474/F). Appeal against refusal Delegated decision	15/08/2023
58	Hengrove & Whitchurch Park	Land Adjacent To 16 Belland Drive & 24 Belland Drive Bristol BS14 0EW Erection of detached dwellinghouse. Appeal against refusal Delegated decision	16/08/2023
59	Cotham	89 High Kingsdown Bristol BS2 8ER Enforcement notice appeal for change of use of property to small hmo use class C4. Appeal against an enforcement notice	18/08/2023
60	Clifton	Second Floor Flat 4 19 York Gardens Bristol BS8 4LN Proposed rear dormer and roof alterations Appeal against non-determination	22/08/2023
61	Avonmouth & Lawrence Weston	48 Station Road Shirehampton Bristol BS11 9TX Demolition of the existing workshop at the end of the rear garden of 48 Station Road and the construction of 2no. three bedroom dwelling houses (3b5p). Appeal against refusal Delegated decision	22/08/2023
62	Brislington East	37 Hollywood Road Bristol BS4 4LD Demolition of an attached garage and the erection of a 1-bed, 2-person, attached dwelling with associated works. Appeal against refusal Delegated decision	24/08/2023

## List of appeal decisions

<b>Item</b>	<b>Ward</b>	<b>Address, description and appeal type</b>	<b>Decision and date decided</b>
63	Hillfields	11 The Greenway Bristol BS16 4EZ Erection of two storey, 2 bed detached dwellinghouse, with landscaping and parking. Appeal against non-determination	Appeal dismissed 12/07/2023
64	Bishopsworth	71 Dangerfield Avenue Bristol BS13 8DX Proposed new dwelling to side. Appeal against refusal Delegated decision	Appeal dismissed 12/07/2023
65	Bedminster	149 West Street Bedminster Bristol BS3 3PN Part change of use from an office to a C3 dwelling unit. Appeal against refusal Delegated decision	Appeal dismissed 06/08/2023
66	Ashley	Dainton Self Storage New Gatton Road Bristol BS2 9SH Proposed 1no. internally illuminated display signboard. Appeal against refusal Delegated decision	Appeal dismissed 02/08/2023
67	Central	2 Clare Street City Centre Bristol BS1 1XR Temporary Static, Illuminated Shroud Advertisement. Appeal against non-determination	Appeal dismissed 17/08/2023
68	Hotwells & Harbourside	2 - 10 Hanover Place Bristol BS1 6XT Window replacement works (all new windows to be uvpc). Appeal against refusal Delegated decision	Appeal dismissed 11/08/2023
69	Westbury-on-Trym & Henleaze	29 Hobhouse Close Bristol BS9 4LZ Retrospective application for retention of dwelling. Appeal against non-determination Committee	Appeal dismissed 11/08/2023
70	Southmead	37 Ullswater Road Bristol BS10 6DH Single storey rear extension and enlarge the existing garden annex building to use as storage, office and WC space. Appeal against refusal Delegated decision	Appeal allowed 03/08/2023



71	Hengrove & Whitchurch Park	127 East Dundry Road Bristol BS14 0LP Two storey rear and single storey side extension. Appeal against non-determination	Appeal allowed 09/08/2023
72	Southville	Advertising Displays (1102-0543) Outside Asda (Opp. Philip Street) Bedminster Parade Bristol BS3 4HH Replace existing double-sided bus shelter advertising displays (comprising one digital display and one internally illuminated 6-sheet display) with double-sided digital displays. Replacement digital displays will portray static advertising images that change every 10 seconds. Appeal against refusal Delegated decision	Appeal allowed 26/07/2023
73	Eastville	Advertising Displays Bus Shelter (Ref. 1102-0009) In Front Of 567 Fishponds Road Fishponds Bristol BS16 3AF Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays. Replacement digital displays will portray static advertising images that change every 10 seconds. Appeal against refusal Delegated decision	Appeal allowed 24/08/2023
74	Knowle	Advertising Displays Bus Shelter (1102-0029) Front Of 427 Wells Road Knowle Bristol BS4 2QW Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays. Replacement digital displays will portray static advertising images that change every 10 seconds. Appeal against refusal Delegated decision	Appeal allowed 24/08/2023
75	Frome Vale	Advertising Displays Bus Shelter (1102-0538) Opposite Morrisons Fishponds Road Fishponds Bristol BS16 3UH Replace existing double-sided bus shelter advertising displays (comprising one digital display and one internally illuminated 6-sheet display) with double-sided digital displays. Replacement digital displays will portray static advertising images that change every 10 seconds. Appeal against refusal Delegated decision	Appeal allowed 24/08/2023
76	Central	Advertising Displays Bus Shelter (1102-0268) Outside Yeamans House Clarence Road Bristol BS1 6PZ Replace existing double-sided internally illuminated 6-sheet bus shelter advertising displays with double-sided digital displays. Replacement digital displays will portray static advertising images that change every 10 seconds. Appeal against refusal Delegated decision	Appeal allowed 24/08/2023

77 Westbury-on-Trym 146 Falcondale Road Bristol BS9 3JF  
& Henleaze Full width single storey rear extension.  
Appeal against non-determination

Appeal withdrawn  
24/07/2023

## DEVELOPMENT CONTROL COMMITTEE B

6th September 2023

### REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

#### LIST OF ENFORCEMENT NOTICES SERVED

Item	Ward	Address, description and enforcement type	Date issued
1	Hillfields	274 Lodge Causeway Bristol BS16 3RD Erection of fencing to front Enforcement notice	16/08/2023
2	Westbury-on-Trym & Henleaze	137 Northover Road Bristol BS9 3LG Installation of railings around perimeter of roof (of single storey element). Enforcement notice	16/08/2023

## Development Control Committee B 6 September 2023

### Report of the Director: Economy of Place

#### Index

#### Planning Applications

<b>Item</b>	<b>Ward</b>	<b>Officer Recommendation</b>	<b>Application No/Address/Description</b>
1	Bishopsworth	Grant	22/05714/FB - South Bristol Crematorium And Cemetery Bridgwater Road Bristol BS13 7AS Expansion of existing cemetery and crematorium to provide new burial and memorial plots with associated roads, footpaths, parking, drainage infrastructure, fencing, landscaping and furniture.

index  
v5.0514

Development Control Committee B – 6 September 2023

ITEM NO. 1

WARD: Bishopsworth

SITE ADDRESS: South Bristol Crematorium And Cemetery Bridgwater Road Bristol BS13 7AS

APPLICATION NO: 22/05714/FB Full Planning (Regulation 3)

DETERMINATION DEADLINE: 28 February 2023

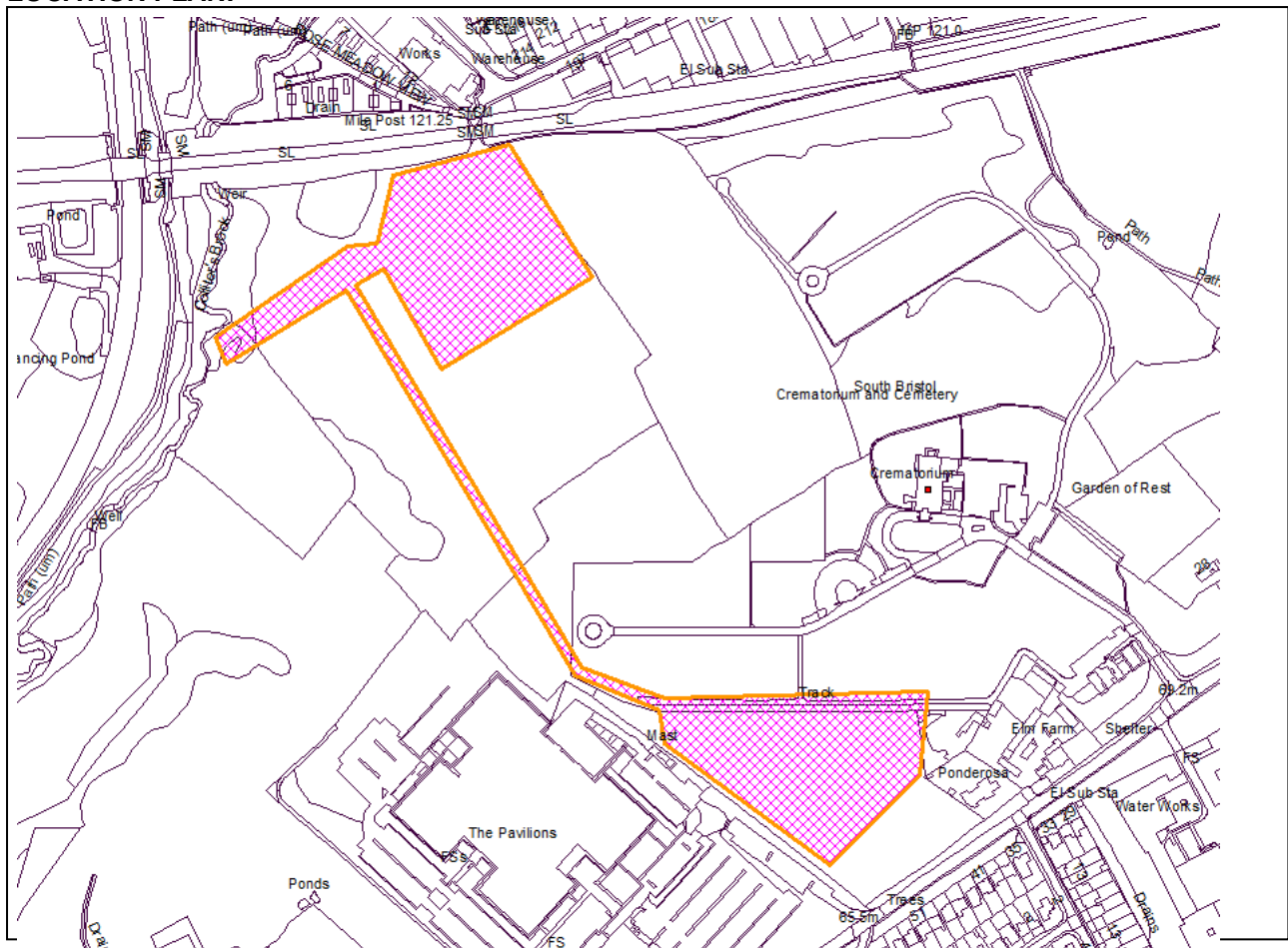
**Expansion of existing cemetery and crematorium to provide new burial and memorial plots with associated roads, footpaths, parking, drainage infrastructure, fencing, landscaping and furniture.**

RECOMMENDATION: Grant subject to Condition(s)

APPLICANT: Bristol City Council  
Major Projects (City Hall),  
PO Box 3399,  
Bristol  
BS1 9NE

*The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.*

### LOCATION PLAN:



**Development Control Committee B – 6 September 2023**  
**Application No. 22/05714/FB : South Bristol Crematorium And Cemetery Bridgwater Road**  
**Bristol BS13 7AS**

## **1.0 BACKGROUND**

- 1.1 This application has been submitted by Bristol City Council.
- 1.2 It is brought to Committee on account of its significance to the entire city. There has been no Member referral.
- 1.3 The Council has an obligation to provide burial land for residents of Bristol to ensure adequate burial space is provided for the future to meet the needs of an increased city population. Since 2008 the total population of the city is estimated to have increased by 11.7% (48,600 people), this compares to an England and Wales increase of 7.8%.
- 1.4 In their submission, the Applicants note that all the cemeteries in Bristol are close to capacity and so there is a need to identify extra space to meet demand. In support of their application, the Applicants state that:

“The Council presently operates eight burial sites across the city. South Bristol. Canford, Avonview, and Greenbank cemeteries are the only current sites providing new graves. The other cemeteries at Brislington, Ridgeway, Henbury and Shirehampton are full cannot offer new burials. Capacity at Canford, Avonview and Greenbank has been almost exhausted and the service mapping of new graves in between existing older plots is creating and compounding issues of ongoing maintenance and accessibility. The shortage of burial spaces is now critical.”

- 1.5 This need must be weighed against the ecological impact of bringing this land into use as burial land. Land which forms part of the application site is designated as a Site of Nature Conservation Interest (SNCI).
- 1.6 This is an application for full planning permission for the use of land designated as Green Belt for the expansion of the existing cemetery and crematorium to provide new burial and memorial plots with associated roads, footpaths, parking, drainage infrastructure, fencing, landscaping and furniture.

## **2.0 SITE DESCRIPTION**

- 2.1 The application site is land surrounding the existing South Bristol Cemetery and Crematorium located in the Bishopsworth ward in the south west of the city. The Cemetery is located on the northern side of Bridgwater Road (A38) and to the south of the Bristol to Nailsea railway.
- 2.2 The application site comprises three parcels of land on the edge of the existing Cemetery grounds. Specifically, two parcels of land to the north of the application site are currently fields / grassland interspersed with trees. This land is currently grazed by cattle. To the east are existing burial plots and to the south and west are open fields.
- 2.3 The third portion of land is located to the south of the cemetery. This is a roughly triangular parcel of land that has historically been used for grazing but is now fallow. It is bounded to the north by an internal cemetery road, to the south east by agricultural land and a dwelling with Bridgwater Road beyond.
- 2.4 The application site (each parcel of land) is located within the Green Belt.
- 2.5 The northern parcels of land and the adjacent fields to the west are located within Colliters Brook Site of Nature Conservation Interest (SNCI).

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- 2.6 The southern parcel of land is located in close proximity to two listed buildings and a registered park and garden:
- Former Central Electricity Generating Board (The Pavilions) – Grade II Listed Building
  - Landscape at the former CEGB Headquarters – Grade II Listed Park & Garden  
Bridgwater Road, Bedminster Down (North West side), Elm Farmhouse - Grade II Listed Building
- 2.7 The site is in Flood Zone 1(low risk).

**3.0 APPLICATION DETAILS**

- 3.1 This is an application for full planning permission to enable the extension of cemetery grounds. This site will provide space for different kinds of burial requirements.
- 3.2 The application proposal involves the change of use to cemetery use predominantly for burial plots.
- 3.3 Internal pathways / roads will be created to link the new plots with the existing cemetery road / footway infrastructure. Areas for vehicle turning and parking will also be provided, all with a tarmacadam base (to match existing).

**Drainage**

- 3.4 Drainage infrastructure will be introduced in the north west development plot to manage flood risk and surface water run-off. This will connect to other parts of the site as shown on the Proposed Drainage Layout drawings.
- 3.5 In support of their application, the Applicants have submitted a Flood Risk, Sustainable Drainage, Ground Water and Environmental Assessment.
- 3.6 In respect of connections to existing drainage:
- “The existing drainage in the upper section of South Bristol Cemetery discharges from an existing outfall located at the top of a slope within Colliter’s Brook SNCI. As this existing outfall has been assessed as not meeting current standards and unsuitable for the expanded drainage the existing cemetery drainage will be diverted into a new drainage pipe running from Site 1 to Manhole 27a, as shown on plan: D200012-CDS-EN-ZZ-DR-L-011D.
- 3.7 The drainage run has been designed to avoid the canopy line of retained trees. The surface water will be discharged to Colliter’s Brook, or when the maximum 80.5 l/s discharge rate of the Hydrobrake in MH27a is reached, excess flow will be diverted to the attenuation basin”.
- 3.8 The development will construct a new headwall on the bank of Colliter’s Brook.

**Trees**

- 3.9 A Tree Survey has been undertaken with the findings presented in the supporting Arboricultural Impact Assessment. In order to facilitate the proposed development, 14 trees comprising 1 Category B tree, 11 Category C trees and 2 Category U trees are proposed to be removed. Gaps are also proposed to be made in 4 Category C hedgerows to accommodate new access routes and the installation of drainage infrastructure.

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- 3.10 Proposed landscaping includes the planting of 83 new trees and 6,456 whips for new hedgerow.
- 3.11 Retained trees will be protected throughout the construction programme with tree protection measures.

**4.0 RELEVANT PLANNING HISTORY**

- 4.1 Planning permissions were granted way back in 1962 and 1969 for use of the application site as a cemetery (Application References 1873P/62 and 69/01694/U).
- 4.2 The Town and Country Planning Act 1968 brought in time limiting conditions for any permissions granted before 1 January 1968 to be implemented. It has not been ascertained whether the consequential development of South Bristol Cemetery was implemented within that timescale as a basis for those previous consents to be relied on.
- 4.3 Application 21/04268/CE for a Lawful Development Certificate for an existing use or operation or activity - Use of land covered in the application was previously designated for cemetery use in sites planning approval 1873P/62 and 1694/69 was withdrawn on 19<sup>th</sup> July 2022.

**5.0 STATEMENT OF COMMUNITY INVOLVEMENT (SCI)**

- 5.1 In support of their application, the Applicants have submitted a SCI.

**Process**

- 5.2 The SCI sets out the details of consultation activities including, but not limited to:
- Ward Councillor engagement
  - Meeting with the Bristol Tree Forum
  - The Applicants had a range of engagement with key stakeholders. One to note was SANDS (Stillbirth and Neonatal Death charity) who were engaged in the design development of the new provision in Site 1 for baby burials.

**Key Outcomes*****Expansion Area 1***

- 5.3 Discussion with the Bristol Tree Forum on opportunities for additional tree planting led to the number of new trees proposed in area 1 being increased significantly from 16 to 46.
- 5.4 Discussion on potential removal of the existing overgrown Leyland Cypress hedge between site 1 and the existing cemetery. It was recommended by the Tree Forum that the Leyland Cypress were treated as trees.
- 5.5 The development proposals only cover removal of a restricted section of these trees at new entrances into the site from the cemetery, including increasing visibility between the two sites at the main entrance.

***Expansion Area 3***

- 5.6 Protection of existing hedgerows agreed, an extended arboricultural survey was undertaken in Summer 2022 to support this. Requested an updated flora survey and bat survey for this area,



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which was undertaken in Summer 2022 and included in the updated ecology report.

- 5.7 New native hedge planting was welcomed.
- 5.8 Discussion on opportunities for additional tree planting led to the number of new trees proposed in area 3 being increased significantly from zero to 37.
- 5.9 Potential for phasing of works was discussed. The extent of works undertaken in area 3 as part of the first phase of works will consider opportunities for managing the land for ecological benefit prior to commencement of burials alongside the requirements for infrastructure to be constructed as part of these works.

***Site Drainage and Area 4***

- 5.10 Requested consideration of retaining use of existing outfall and consider utilisation of existing Network Rail drainage to scale of drainage works require and potentially mitigate need for new attenuation pond.
- 5.11 It was assessed that the drainage proposals were necessary to comply with West of England Sustainable Drainage guidelines.
- 5.12 Protection of existing hedgerows agreed, an extended arboricultural survey was undertaken in Summer 2022 to support this.
- 5.13 A single drainage run is required through an existing hedge, the remainder of runs use existing openings.
- 5.14 Requested an updated flora survey and bat survey for this area, which was agreed and undertaken in Summer 2022 and included in the updated ecology report.
- 5.15 Discussed that attenuation basin will be designed to maintain water levels and planted to enhance ecological interest.
- 5.16 Agreed that a contractor's method statement will be produced ahead of the drainage works to ensure that they minimise impact to the SNCI. Existing South Bristol Cemetery Site
- 5.17 Finally comments on the existing cemetery site were passed to the operational team and the ecology report has adopted a recommendation for the Council to create an action plan for enhancements within the existing site.

**6.0 RESPONSE TO PUBLICITY AND CONSULTATION**

- 6.1 Neighbouring properties were consulted, as a result 35 representations were received, of which 30 support the application and 14 object.

***Objections to the application***

- 6.2 The objections raised can be summarised as follows:

This is a site of wildlife importance and the damage this proposal will cause is unacceptable. It goes against the green spaces motion, our ecological emergency and climate emergency as well as local and national planning policy.

Comments related to a neighbouring site - Yew Tree Farm

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Yew Tree Farm, including this piece of land, is part of a wildlife corridor that links the city with the surrounding countryside and therefore should be protected from any development. It has also been accepted by the Council that this farm, the last working farm in the city, should be protected in its present state. I therefore object to this proposal.

“A more appropriate site needs to be looked into that will not have detrimental impact to the area.”

“We have witnessed large gathering over the past few years for funerals, which also impacted the area's around the entrance to the Cemetery and the adjoining neighbourhood.”

“This is a site of SNCI wildlife importance and the damage this proposal will cause is unacceptable.

It goes against the city green spaces motion, our ecological emergency and climate emergency as well as local and national planning policy. - Yew Tree Farm, including this piece of land, is part of a wildlife corridor that links the city with the surrounding countryside and therefore should be protected from any development. It has also been accepted by the Council that this farm, the last working farm in the city, should be protected in its present state.

There is indeed a shortage of burial ground and this plan is just using a sticking plaster over a gaping wound and there needs to be a comprehensive plan for the future of our burial grounds overall. This is just a temporary measure. I therefore strongly object to this proposal.”

***Comments received in support of the application***

- 6.3 The representations received in support of this application stated that providing ongoing burial provision for the City. Comments received welcomed the expansion and the improved drainage for the site.

**7.0 INTERNAL CONSULTATIONS**

**BCC Drainage Officer**

- 7.1 The overall approach to the drainage strategy would be appropriate for this site given its existing drainage characteristics and the site constraints. Since infiltrating SuDS methods are inappropriate here the next preferred option in line with the SuDS hierarchy is directly discharging to a nearby watercourse and that is proposed into the adjacent Colliter's Brook. We are supportive of the use of an attenuation basin to give extra storage provision and to slow flows ahead of entering this watercourse.
- 7.2 The design calculations submitted are for the proposed drainage arrangements, which have been designed on the basis of limiting the flow off site to 80l/s for all events up to the 1 in 100 plus 40% allowance for climate change, are accepted. The 80l/s design flow was chosen based on the assertion that this is the equivalent Greenfield runoff rate. Evidence has been provided to confirm this.
- 7.3 The Council's Drainage Engineer raises no objection to this application and does not consider that it is necessary to attach a condition.

**BCC Nature Conservation Officer**

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- 7.4 Without details of the Management of the ecology of the site, the Council's Nature Conservation Officer objects.

However, with the imposition of the following condition relating to the submission of a Landscape and Ecological Management Plan (LEMP), this objection is addressed.

The condition should be worded as follows:

**Prior to commencement of the development hereby approved, the applicant shall submit a 30-year Landscape and Ecological Management Plan (LEMP) for all habitats contributing to Biodiversity Net Gain (BNG). This should address retained features of ecological interest, together with mitigation and enhancements to be provided. The LEMP should set out management compartments, objectives, and prescriptions for all retained, enhanced and created habitats to demonstrate how they will be managed to their target condition (as specified in the BNG metric) using the latest version of the 'Biodiversity Net Gain condition assessment sheets and methodology' (Natural England, 2023) and the proposals outlined in the updated\* Ecological Mitigation Proposals report (Wessex Ecological Consultancy).**

**A supplementary plan for the proposed line of trees shall be included which extends beyond 30 years.**

**The LEMP should set out how the development area will be managed to maintain its status as a Site of Nature Conservation Interest (SNCI) as per the updated Ecological Mitigation Proposals report (Wessex Ecological Consultancy) using (as much as is practical) pages 8 and 9 of the Designated Sites Protocol & Criteria adopted by B&NES, Bristol City, South Gloucestershire and North Somerset Council (2011). This must demonstrate how no harmful impact on the nature conservation value of the site will take place as a result of the development, therefore demonstrating how the development complies with Policy DM19 of the local plan.**

**The LEMP should also show how management of the site will be resourced and monitored by the BCC Natural and Marine Environment Service unless another party is enlisted to carry out the management of the site and this is agreed in writing by Local Planning Authority.**

**Reason: Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2021). The NPPF states in paragraph 174 (d) on page 50 that "Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity...". The Environment Act (2021) requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity. Policy DM19 of the Bristol City Council Local Plan states: "Development which would have a harmful impact on the nature conservation value of a Site of Nature Conservation Interest will not be permitted".**

**External Contributors**

**Statutory Contributors**

**Network Rail (NR)**

- 7.5 Part of the application site is located in proximity to land managed by Network Rail and

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accordingly they were consulted on the application proposal.

- 7.6 In response, NR raise no objection to the application proposal. However, various Advice Notes have been recommended and these form part of the recommendation set out below.

**Non-Statutory Contributors**

**NFU**

- 7.7 The proposed expansion of the crematorium as it stands would have a detrimental impact on local food production, rural business and the environment.

**The Sustainable Food Trust**

- 7.8 A representative of the Sustainable Food Trust made the following representation:

“I am writing to you as a representative of The Sustainable Food Trust in support of the safeguarding, in perpetuity, of Yew Tree Farm, as I have been made aware that it is currently under threat from the possible expansion of the cemetery and crematorium land.

I am sure you are aware that the farm now forms part of Bristol’s newest SNCI – Site of Nature Conservation Interest – and last year an insect (as yet unknown to science) was discovered in the meadow. The farm is organic, nature rich and wildlife friendly, and produces nutritious, health-promoting food for the local community. Much of the landscape has been rewilded, and the farm is home to over 40 species of bird and 20 species of mammal. The site includes a natural hay meadow with over 90 plant and grass species, as well as permanent pasture for the cattle. There are several hundred mature trees, copses, woodland and hedgerows – all within Bristol’s city boundary which makes Yew Tree unique.

As a Bristol resident, I am also aware of the commitments Bristol City Council has made to improving its local food infrastructure, as set out in *Bristol Good Food 2030: A One City Framework for Action*, which aims to transform the city’s food system within this decade, supporting its ambitions on health, climate, biodiversity and social justice. There are also 86 references to food in the Local Plan Review which states: “Since the last local plan was agreed in 2014, we now include new policies on biodiversity and proposes changes of approach at sites such as the Western Slopes, Brislington Meadows and Yew Tree Farm that aim to give priority to nature conservation and food growing. Ecology and sustainability are key to a climate resilient city.”

As BCC has publicly acknowledged, Yew Tree Farm offers immense benefits to the Bristol community – enhancing and restoring biodiversity, mitigating flood risk, sequestering carbon, offering climate resilience, providing nutrient-dense and healthy food, and green space for public footpath users and community groups, such as our green social prescribing participants. Considering these benefits, and as Bristol’s last working farm, I believe the community would be outraged if it were to be lost. I therefore hope you will ensure that the entire farm is protected.”

**Bristol Tree Forum**

- 7.8 The Forum comment as follows. Please note that Area 1 is the southern portion of the site and Areas 3 and 4 are the northern portions:

“... the fact that the development site forms part of the Bristol Green Belt, is within the Colliter’s Brook Site of Nature Conservation Interest (SNCI) and is also an Urban Landscape has not

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been properly addressed. As a result, this proposal still fails to demonstrate that these plans will meet the requirements of the National Planning Policy Framework<sup>2</sup> (NPPF) and Bristol's planning policies, in particular BCS9, DM17 and DM19."

The representation continues that: "We urge the Council to comply with its obligations and commission a full Biodiversity survey and Biodiversity Metric calculation before this application is decided." If these issues are not addressed, then this application must be refused.

The representation continues: "We note that the whole development site is within the Green Belt, so the requirements of Section 13: Protecting Green Belt land of the NPPF and of BCS6 will need to be addressed.

The following comments relate primarily to the proposals to develop Areas 3 & 4. 1. Areas 3 & 4 are an Urban Landscape, as defined in DM17 Under DM17: Development Involving Existing Green Infrastructure of the Site Allocations and Development Management Policies (July 2014) (SADM), the sites identified as Areas 3 & 4 are designated an Urban Landscape. DM17 makes it clear that 'Proposals which would harm important features such as green hillsides, promontories, ridges, valleys, gorges, areas of substantial tree cover and distinctive manmade landscapes [Urban Landscapes] will not be permitted.'

*Subsequent comments received from the Forum following on from further dialogue with the Applicants:*

We remain opposed to this application in as far as it affects the Colliter's Brook SNCI.

They comment:

"Areas 3 & 4 are within the Colliter's Brook SNCI. Under DM19: Development and Nature Conservation of the SADM, 'Development which would have a harmful impact on the nature conservation value of a Site of Nature Conservation Interest will not be permitted.' The works proposed will result in a loss of biodiversity on the development site and so will 'have a harmful impact on the nature conservation of' the SNCI. The fact that it may be 'minor' is irrelevant; no degree of harm is acceptable. Whilst the ecological report by Wessex Ecological Consultancy dated 5 May 2021 concluded that some minor damage would be caused to these areas, the report states at section 8 that: Measures to ensure that the proposals achieve net gain have been explored. The proposals include the replacement of areas of semi-improved grassland with modified grassland, and much smaller areas of track and hard standing. This will result in a loss of biodiversity value. There are limited opportunities to offset these losses on site. In the cemetery operational objectives mean that major enhancement schemes are not possible.

In the SNCI the high existing value of most of the site means that most areas cannot be enhanced above their current level. As the applicant has failed to produce any Biodiversity Metric calculation, it is not possible at this stage to measure the nature and extent of the damage identified, or to say whether it can or should be offset elsewhere. We have drawn the planning officer's attention to paragraphs 179, 180 and 182 of the NPPF Habitats and Biodiversity requirements, which, among other things, require that plans should: ... identify and pursue opportunities for securing measurable net gains for biodiversity. We have also pointed out that paragraph 180 a) of the NPPF makes it clear that: if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative sites with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused ... We also note that there are other highly distinctive habitats noted on the development site - not least some of the grassland and the species-rich hedges, possibly with associated trees, banks or ditches - so that further compensation may need to be provided to achieve sufficient biodiversity net gain.

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Some of these habitats are also Habitats of Principal Importance for the purpose of conserving or enhancing biodiversity as defined in Section 41 of the Natural Environment and Rural Communities Act 2006.4 The NPPF defines these habitats as priority habitats and paragraph 179 b) specifically requires that plans should 'promote the conservation, restoration and enhancement' of them.

These habitats are also recognised by DM19, which requires that '[a]n appropriate survey and assessment of impacts will also be needed to determine developments likely to impact...' them.

It adds that a '... biodiversity ... survey and assessment of impacts should be provided where development might impact any sites of value or Habitats of Principal Importance.' Consideration will also need to be given to the impact of the Biodiversity Metric trading rules for particular habitats, plus the fact that gains in either linear or area habitats cannot be used to cross-compensate losses between these two types. As it is unlikely that onsite mitigation measures will be available, viable offsite locations will need to be identified (not in the Colliter's Brook SNCI) before this application can be approved. None of this can be properly understood until a full Biodiversity survey and Biodiversity Metric calculation is undertaken."

### **Harvey Clan Trust**

7.9 Harvey Clan Trust make the following comment:

As a Trust we object to the planning application and have grave concerns regarding the destruction of our natural wildlife. Bristol City Council are obligated to protect our wildlife and the environment. Compassion and consideration must be given by every man and woman to ensure our green fields and the climate are also protected. Furthermore, the damage to Yew Tree Farm will be gone forever. The Trust's members recommends that this application be withdrawn forever

### **8.0 EQUALITIES ASSESSMENT**

8.1 The public sector equalities duty is a material planning consideration as the duty is engaged through the public body decision making process.

8.2 Section 149 of the Equalities Act 2010 provides that a public authority must in the exercise of its functions have due regard to:-

- (a) eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Act
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- (c) foster good relationships between persons who share a relevant characteristic and those who do not share it.

8.3 During the determination of this application due regard has been given to the impact of the scheme upon people who share the protected characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

8.4 We have had due regard to the Public Sector Equality Duty contained in the Equality Act 2010 when making the assessment set out in this report.

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- 8.5 Your Officers are mindful of the requirements of various Faith Groups to ensure that there is sufficient capacity for burials in the City.

**9.0 RELEVANT POLICY**

- 9.1 The following policy is relevant:

National Planning Policy Framework – July 2021

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 Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017 and the Hengrove and Whitchurch Park Neighbourhood Development Plan 2019.

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

**Emerging Policy**

- 9.3 The recent local plan consultation (November 2022) changed the 2019 emerging plan (Page 70 - Local Plan Review – November 2022). It is now proposed that the Bedminster Down area, including the existing cemetery and land surrounding it, would remain in the Green Belt. It was previously proposed to remove Green Belt designation in this area, with Local Green Space proposed to cover much of the area to be removed from the Green Belt.

**10.0 KEY ISSUES****(A) IS THE PROPOSAL ACCEPTABLE IN PRINCIPLE?**

- 10.1 The application site is currently located within the Green Belt.
- 10.2 The NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations (NPPF, paragraph 148).
- 10.3 It states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are (amongst other things):
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- 10.4 Bristol Core Strategy Policy BCS6 states:
- "Countryside and other open land around the existing built-up areas of the city will be safeguarded by maintaining the current extent of the Green Belt.

Land within the Green Belt will be protected from inappropriate development as set out in

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national planning policy.”

- 10.5 Based on the advice in the NPPF, the application proposal can be regarded as an appropriate exception to the Green Belt designation and is therefore acceptable in principle in this location.
- 10.6 Development Plan Policy DM17 is concerned with development involving existing green infrastructure.
- 10.7 The northern plot is classified as a valuable urban landscape (a prominent green hillside) under policy DM17 of the Development Management Policies. The policy states that proposals that would harm these valuable landscapes will not be permitted.
- 10.8 Policy DM17 requires the integration of existing trees into development. It states that where tree loss is accepted, replacement provision in line with the Bristol Tree Replacement Standard (BTRS) should be provided.
- 10.9 The loss of this valuable urban landscape has been weighed against the nature of the use proposed. A cemetery is a valuable community use. This application proposal involves development of parcels of land around an existing cemetery, for cemetery use. The areas would be landscaped and this would reinforce its verdant character. The application proposal does not include extensive infrastructure.

**(B) IS THE ECOLOGICAL IMPACT OF THE PROPOSAL ACCEPTABLE?**

- 10.10 It is clear from the representations received that there is concern that the application proposal would have a harmful impact on the ecology of the area. Key to determination of this application is whether sufficient management can be put in place to safeguard the ecology of the site.
- 10.11 Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2021). The NPPF states in paragraph 174 (d) on page 50 that *“Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity...”*.
- 10.12 The Environment Act (2021) requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity.
- 10.13 Bristol Core Strategy Policy BCS9 states:

“The integrity and connectivity of the strategic green infrastructure network will be maintained, protected and enhanced. Opportunities to extend the coverage and connectivity of the existing strategic green infrastructure network should be taken.

Individual green assets should be retained wherever possible and integrated into new development. Loss of green infrastructure will only be acceptable where it is allowed for as part of an adopted Development Plan Document or is necessary, on balance, to achieve the policy aims of the Core Strategy. Appropriate mitigation of the lost green infrastructure assets will be required.

Development should incorporate new and/or enhanced green infrastructure of an appropriate type, standard and size. Where on-site provision of green infrastructure is not possible, contributions will be sought to make appropriate provision for green infrastructure off site.”

- 10.14 The policy continues:



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“Biological and Geological Conservation Internationally important nature conservation sites are subject to statutory protection.

National and local sites of biological and geological conservation importance will be protected having regard to the hierarchy of designations and the potential for appropriate mitigation. The extent to which a development would contribute to the achievement of wider objectives of the Core Strategy will be carefully considered when assessing their impact on biological and geological conservation.

Where development would have an impact on the Bristol Wildlife Network it should ensure that the integrity of the network is maintained or strengthened.”

10.15 Development Plan Policy DM19 states:

Development which would be likely to have any impact upon habitat, species or features, which contribute to nature conservation in Bristol will be expected to:

- Be informed by an appropriate survey and assessment of impacts; and
- Be designed and sited, in so far as practicably and viably possible, to avoid any harm to identified habitats, species and features of importance; and
- Take opportunities to connect any identified on-site habitats, species or features to nearby corridors in the Wildlife Network.

10.16 Where loss of nature conservation value would arise development will be expected to provide mitigation on-site and where this is not possible provide mitigation off-site.

10.17 Development on or adjacent to sites of nature conservation value will be expected to enhance the site’s nature conservation value through the design and placement of any green infrastructure provided.

### **Ecological Management of the site**

10.18 Whether there is a harmful impact on the SNCI is entirely dependent on the ecological management of the site. Your Officers consider that through the imposition of relevant conditions to secure adequate management of the site there would be no harm arising from the application proposal.

10.19 It is entirely appropriate for the details of the management to be resolved through the process of discharging relevant planning conditions. Indeed, given the timescales involved in the evolution of the site for additional burial space, it is far better that this is an on-going process. It would be a mistake for this to somehow be resolved before this application is considered.

10.20 The application site is entirely in the control of Bristol City Council. There is no tenant farmer on the site. The previous tenancy was terminated in 2021 and the land has since been fully within the Council’s control to determine and implement management arrangements.

10.21 In support of their application, it is noted that as a stopgap measure, an informal agreement had been given for the adjacent (Yew Tree) farm to have temporary access to graze the land. It has been confirmed with that party that the temporary access arrangements confer no assumed tenancy rights. This indicates Council is therefore the only relevant party to confirm the commitment to manage the site in accordance with arrangements identified within the

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supplementary mitigation document submitted on the 6th April 2023. These were produced by the Project Ecologist, in consultation with the Natural and Marine Environment Service, including cemetery staff that will be responsible for management activities. It was confirmed that the Head of Service of Bristol City Council's Natural and Marine Environment Service which is both responsible for:

- management of cemeteries (the maintenance team were directly engaged in developing the updated mitigation document) and
- management of Council owned SNCI's.

10.22 Bristol City Council's Natural and Marine Environment Service are committed to deliver the required management works and to develop a full land management plan for agreement under a planning condition.

10.23 Accordingly a relevant planning condition is attached to ensure that the on-going land management issues are in place.

### **Trees**

10.24 In order to facilitate the proposed development, 14 trees comprising 1 Category B tree, 11 Category C trees and 2 Category U trees are proposed to be removed. Gaps are also proposed to be made in 4 Category C hedgerows to accommodate new access routes and the installation of drainage infrastructure.

10.25 Proposed landscaping includes the planting of 83 new trees and 6,456 whips for new hedgerow. This exceeds the Bristol Tree Replacement Standard (BTRS) for compensator and enhancement planting.

10.26 The landscape plans show that the new trees will be planted strategically across the development areas to enhance the visual amenity of the burial grounds and existing landscape buffers.

10.27 Retained trees will be protected throughout the construction programme with tree protection measures. It is also recommended that the installation of drainage infrastructure around a large oak tree (T951) is carried out under arboricultural supervision due to it passing through the root protection area. This can be secured through an appropriate planning condition.

### **Biodiversity Net Gain (BNG)**

10.28 There will be Biodiversity Net gain arising from the application proposal. However an update on the extent of that improvement will be provided at the Committee Meeting.

### **Conclusion on Ecology**

10.29 As part of their ongoing responsibility for the site, Bristol City Council have committed to the management of the SNCI. In so far as the Local Planning Authority can secure this, a relevant condition to secure a 30-year programme of management.

10.30 There will be Biodiversity Net Gain resulting from the application proposal. An update on this will be provided at the meeting.

### **(C) WOULD THE APPLICATION PROPOSAL HAVE AN ACCEPTABLE IMPACT ON**

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**HERITAGE ASSETS?**

- 10.31 In determining this application, there is a requirement set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 66(1) for the local authority to “have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest which it possesses”. Section 72 of the Act refers to the need for the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area in the exercise of their duties.
- 10.32 When considering the current proposals, in line with Paragraph 194 of the NPPF (2021), the significance of the asset’s setting requires consideration. Following on from this, Paragraph 195 states:
- “Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”
- 10.33 Paragraph 199 states that in considering the impact of proposed development on significance great weight should be given to the asset’s conservation and that the more important the asset the greater the weight should be.
- 10.34 Paragraph 200 states:
- “Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- (a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional.
- (b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”
- 10.35 Therefore, clear and convincing justification is needed if there is loss of or harm to the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting).
- 10.36 Paragraph 201 provides advice where there would be substantial harm to a heritage asset and, essentially, requires it to be necessary to cause that harm to deliver substantial public benefits outweighing the harm or the nature of the heritage asset makes this the only practical option. As explained below, it is not considered that this is a ‘substantial harm’ case.
- 10.37 Paragraph 202 provides advice where there would be less than substantial harm to the significance of a heritage asset and requires that harm to be weighed against the public benefits of the proposal.

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10.38 Paragraph 206 of the NPPF states that local planning authorities should look for opportunities for new development within Conservation Areas, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting, that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

**The Heritage Assets**

10.39 The application site contributes to the setting of the following heritage assets:

- Elm Farmhouse – Grade II Listed Building – located approximately 40 meters from Area 1.
- Former Central Electricity Generating Board (CEGB) Headquarters – Grade II Listed Building – located approximately 110 metres from the site.
- Landscape at the former CEGB Headquarters – Grade II Listed Park and Garden – located approximately 20 metres from the site.

***Is there harm posed by the development? (NPPF para 200)***

10.40 In support of their application, the Applicants note that the proposed development comprises internal roads, graveside features, walling and landscaping, which is low scale development.

10.41 The boundaries between the southern development plot and the Pavilions are clearly defined and populated with mature trees and hedges. This well-established boundary provides a good degree of screening, limiting intervisibility between the Pavilions and the development plot, and also limiting the potential for any heritage impact.

10.42 In the light of the scale of the development and the physical interventions in between the site and these designated heritage assets, there would be no adverse impacts upon the heritage values and significance. Accordingly, their significance would be conserved.

10.43 The NPPF requires the Local Authority to place “great weight” in conservation of the historic environment, defining the historic environment as an irreplaceable resource. This additional weighting in comparison to other planning considerations means it is of fundamental importance in determining development proposals that would affect it.

10.44 It is the assessment of the Local Planning Authority that the development would not negatively impact the settings of the identified heritage assets.

***What are the purported public benefits? (NPPF para 202)***

10.45 The NPPF requires public benefits to be tangible, resulting direct from the development and be genuinely of a public nature. Benefits must conform with the criteria of being, social, environmental, or economic.

10.46 This proposal will contribute to an identified requirement for additional burial sites for a city with an expanded population.

**11.0 CONCLUSION**

11.1 There is real public concern that the importance of this area in ecological terms will be diminished if this application proposal is approved. Your Officers are mindful of the

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requirements of policy and the need to secure on-going management of the SNCI. To this end, there is a commitment from the Applicants to the on-going management of this site (secured through condition). This is considered to be adequate mitigation for the impact of development and will prevent harm to the SNCI. The application proposal is therefore consistent with the Development Plan Policy, in particular Policy DM19 and can be supported.

- 11.2 The impact on the ecology of the area has been weighed against the identified critical need for additional burial space in the city. This site has been identified as the only site capable of accommodating this development and accordingly the application is recommended for approval.
- 11.3 The Local Planning Authority consider that the Council's application for planning permission for this development can be supported.

**RECOMMENDED GRANT subject to condition(s)****Time limit for commencement of development**

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years from the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

**Pre commencement condition(s)**

2. Landscape and Ecological Management Plan (LEMP)

Prior to commencement of the development hereby approved, the applicant shall submit a 30-year Landscape and Ecological Management Plan (LEMP) for all habitats contributing to Biodiversity Net Gain (BNG). This should address retained features of ecological interest, together with mitigation and enhancements to be provided. The LEMP should set out management compartments, objectives, and prescriptions for all retained, enhanced and created habitats to demonstrate how they will be managed to their target condition (as specified in the BNG metric) using the latest version of the 'Biodiversity Net Gain condition assessment sheets and methodology' (Natural England, 2023) and the proposals outlined in the updated\* Ecological Mitigation Proposals report (Wessex Ecological Consultancy).

A supplementary plan for the proposed line of trees shall be included which extends beyond 30 years.

The LEMP should set out how the development area will be managed to maintain its status as a Site of Nature Conservation Interest (SNCI) as per the updated Ecological Mitigation Proposals report (Wessex Ecological Consultancy) using (as much as is practical) pages 8 and 9 of the Designated Sites Protocol & Criteria adopted by B&NES, Bristol City, South Gloucestershire and North Somerset Council (2011). This must demonstrate how no harmful impact on the nature conservation value of the site will take place as a result of the development, therefore demonstrating how the development complies with Policy DM19 of the local plan.

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The LEMP should also show how management of the site will be resourced and monitored by the BCC Natural and Marine Environment Service unless another party is enlisted to carry out the management of the site and this is agreed in writing by Local Planning Authority.

Reason: Ecological enhancement is needed to meet the requirements of the revised National Planning Policy Framework (NPPF, 2021). The NPPF states in paragraph 174 (d) on page 50 that “Planning policies and decisions should contribute to and enhance the natural and local environment by... minimising impacts on and providing net gains for biodiversity...”. The Environment Act (2021) requires habitats to be maintained for 30 years after development is completed (schedule 7A, Part 1, paragraph 9) to secure net gains for biodiversity. Policy DM19 of the Bristol City Council Local Plan states: “Development which would have a harmful impact on the nature conservation value of a Site of Nature Conservation Interest will not be permitted”.

3. Alongside the requirement to submit a Landscape and Ecological Management Plan and notwithstanding the details shown on the approved plans, a landscaped plan shall be submitted to and approved prior to the commencement of development of the site.

Reason; To ensure that the site is landscaped.

#### **List of approved plans**

4. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

D200012-CDS-EN -ZZ-DR-L-100 Overall site layout, received 29 November 2022  
 D200012-CDS-EN -ZZ-DR-L-005CD2 Area 1A and 1B construction details, received 29 November 2022  
 D200012-CDS-EN -ZZ-DR-L-005DL Detailed soft landscaping plan, received 29 November 2022  
 D200012-CDS-EN -ZZ-DR-L-005L(10) Area 1 and 1B landscaping plan, received 29 November 2022  
 D200012-CDS-EN -ZZ-DR-L-005LE Area 1A and 1B levels, received 29 November 2022  
 D200012-CDS-EN -ZZ-DR-L-009L Area 3 - Landscape plan, received 29 November 2022  
 D200012-CDS-EN -ZZ-DR-L-009LE Area 3 - Levels, received 29 November 2022  
 D200012-CDS-EN -ZZ-DR-L-011L Site 4 Landscape plan, received 29 November 2022  
 D200012-CDS-EN -ZZ-DR-L- Location plan, received 29 November 2022  
 Arboricultural Assessment, received 29 November 2022  
 Flood risk and sustainable drainage, received 29 November 2022  
 Ground water risk assessment, received 29 November 2022  
 Heritage statement, received 29 November 2022  
 Planning obligations, received 29 November 2022  
 Planning statement, received 29 November 2022  
 Statement of community involvement, received 29 November 2022  
 Design and Access statement, received 29 November 2022

Reason: For the avoidance of doubt.

#### **Advices**

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1. Site Safety

Any works on this land will need to be undertaken following engagement with Asset Protection to determine the interface with Network Rail assets, buried or otherwise and by entering into a Basis Asset Protection Agreement, if required, with a minimum of 3months notice before works start. Initially the outside party should contact [assetprotectionwestern@networkrail.co.uk](mailto:assetprotectionwestern@networkrail.co.uk).

2. Ground Levels

The developers should be made aware that Network Rail needs to be consulted on any alterations to ground levels. No excavations should be carried out near railway embankments, retaining walls or bridges.

3. Ground Disturbance

If works involve disturbing the ground on or adjacent to Network Rail's land it is likely/possible that the Network Rail and the utility companies have buried services in the area in which there is a need to excavate. Network Rail's ground disturbance regulations applies. The developer should seek specific advice from Network Rail on any significant raising or lowering of the levels of the site.

4. Site Layout

It is recommended that all development be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

## **Supporting Documents**

### **2. South Bristol Crematorium And Cemetery, Bridgwater Road, BS13 7AS.**

1. Council commitment to manage the Ecology of the site.
2. Application Site
3. Application Site
4. Proposed New Plots
5. Proposed New Plots
6. Proposed Attenuation Pond
7. Application Proposal
8. Consideration of the Application
9. Application Site Plan





Peter Westbury  
Bristol City Council  
Development Management  
PO Box 3399  
Bristol  
BS1 9NE

**Reply to** Jonathan James  
Head of Natural and Marine  
Environment

**Your ref** 22/05714/FB  
**Date** 25<sup>th</sup> July 2023

Dear Peter,

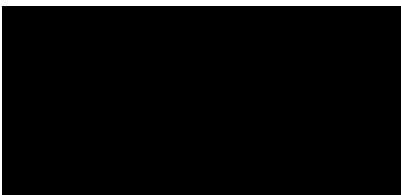
**RE: 22/05714/FB | South Bristol Cemetery Expansion**

I am writing in respect of the above application in my capacity as the Head of Service for Bristol City Council's Natural and Marine Environment Service, with responsibility for the management of South Bristol Cemetery and management of Bristol City Council owned SNCI designated sites.

I can confirm that Bristol City Council is the owner of the land covered within the above application, including the SNCI designated land where ecological mitigation and management measures have been proposed. I can confirm the previous tenancy on this land was terminated on 24<sup>th</sup> June 2021 and that no new tenancies have been entered into. The land is fully within the control of Bristol City Council to determine and implement land management arrangements.

The Ecological Mitigation Proposals document, submitted to the Planning Authority on 6<sup>th</sup> April 2023, was developed by the appointed Project Ecologist: Rupert Higgins of Wessex Ecology, based on engagement with my Service to ensure that the land management proposals are both robust and deliverable. I can confirm the agreement and commitment of Bristol City Council's Natural and Marine Environment Service to deliver the land management arrangements as set out within that document; including to produce a full management plan in consultation with stakeholders.

Yours Sincerely,



Jon James  
Head of Natural and Marine Environment

Natural and Marine Environment,  
PO Box 3399 (City Hall)  
Bristol  
BS1 9NE

**Patsy Mellor**  
Director: Management of Place

**Website**  
[www.bristol.gov.uk](http://www.bristol.gov.uk)



## **Application 22/05714/FB**

Expansion of existing cemetery and crematorium to provide new burial and memorial plots with associated roads, footpaths, parking, drainage infrastructure, fencing, landscaping and furniture.

**South Bristol Crematorium And Cemetery  
Bridgwater Road**

# Application site

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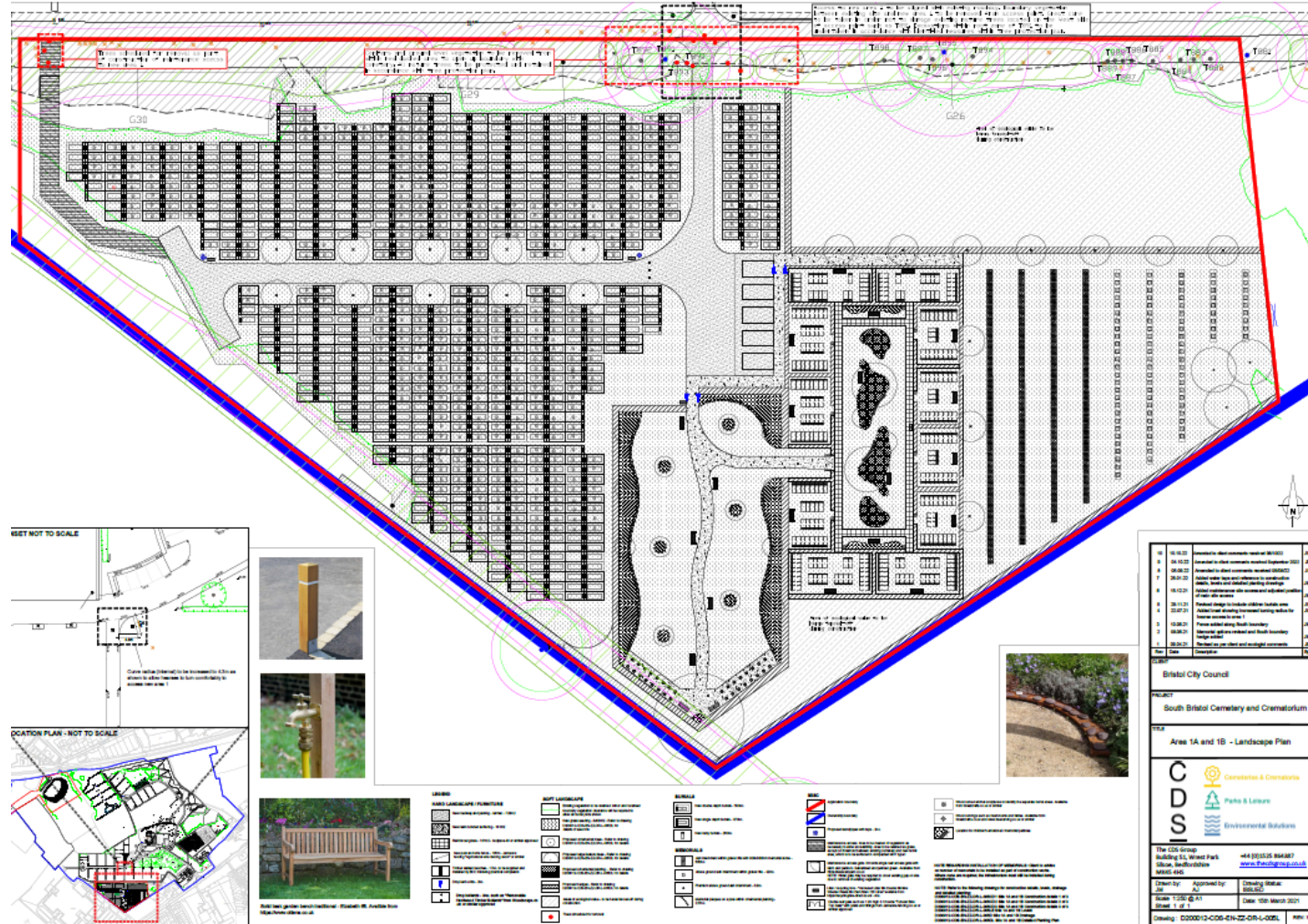


# Application site

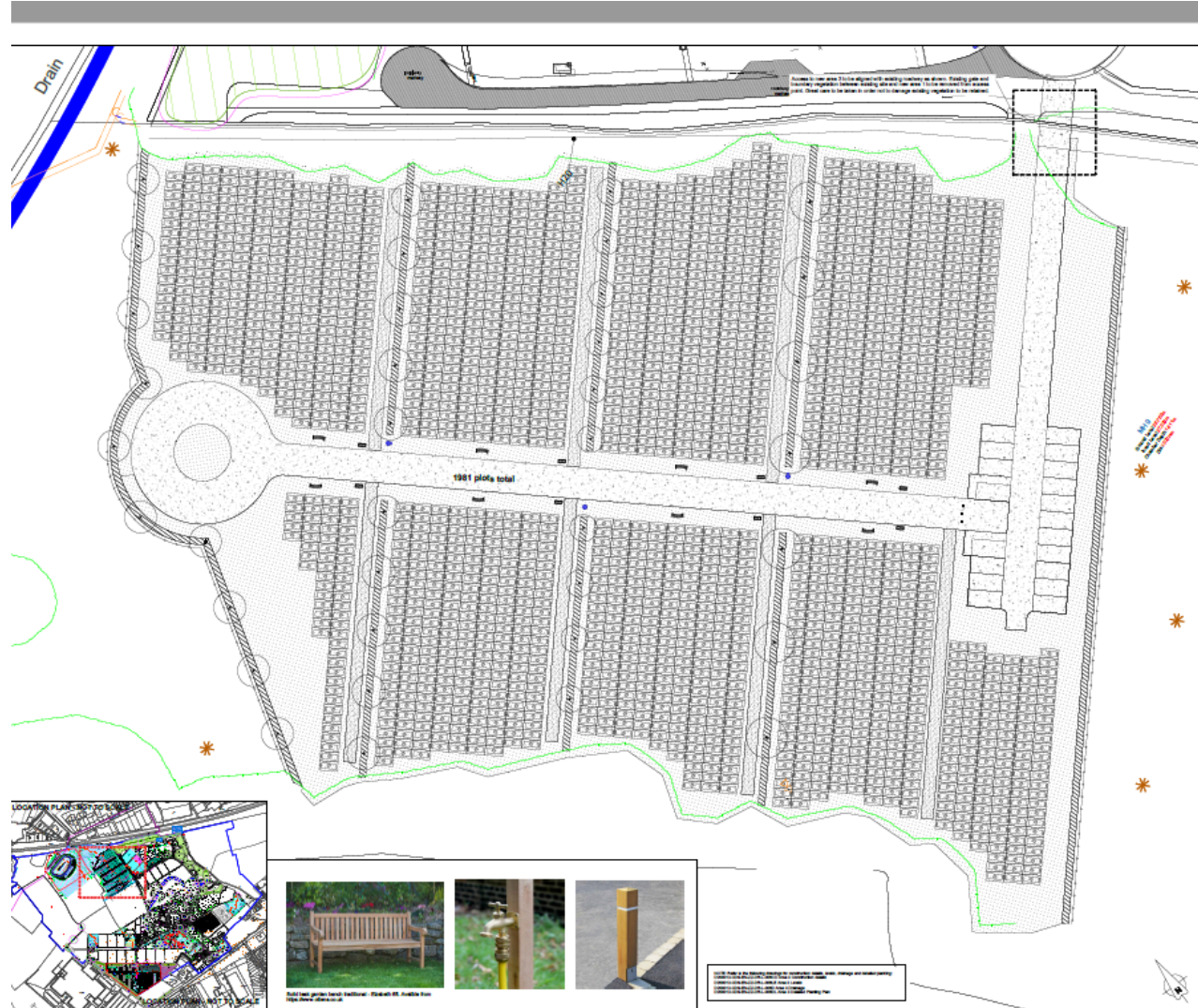
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# Proposed New Plots



# Proposed New Plots





# Application Proposal

- The proposed development involves a change of use from fields / agriculture to cemetery use, predominantly for burial plots.
- Internal pathways / roads will be created to link the new plots with the existing cemetery road / footway infrastructure. Areas for vehicle turning and parking will also be provided, all with a tarmacadam base (to match existing).
- The existing fields are largely open, so removal of vegetation will be kept to a minimum. Notwithstanding, the proposed development includes various landscaping and planting proposals to help encourage biodiversity and compensate for any ecological impact.
- Given the nature of cemetery operations, the land identified for use as burial plots will only be utilised for this purpose as the need arises. In this regard, the development is likely to be 'completed' in piecemeal fashion over a number of years.
- A new boundary wall will be created to enclose the northern parcel of land along its northern boundary with fencing erected alongside adjacent fields to prevent animals accessing the site.
- Introduction of Drainage infrastructure in the north western development plot to manage flood risk and surface water run-off. This will connect to other parts of the site as shown on the Proposed Drainage Layout drawings.



# Consideration of the Application

- There is a identified need to increase burial capacity in the city.
- The site is in the green belt – but the NPPF says that you can develop for cemeteries
- 61 neighbouring properties were consulted.
- 30 representations were received in support
- 14 objections were received
  - Concern about the impact on wildlife – SNCI, biodiversity (objection from the Bristol Tree Forum)
  - Concern about the impact on Yew Tree Farm

# Application Site

