

Development Control A Committee

Agenda



Date: Wednesday, 30 November 2016

Time: 2.00 pm

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

Distribution:

Councillors: Lesley Alexander, Fabian Breckels, Harriet Bradley, Stephen Clarke, Mike Davies, Kye Dudd, Steve Pearce, Jo Sergeant, Clive Stevens, Chris Windows and Mark Wright

Copies to: Zoe Willcox (Service Director - Planning), Gary Collins, Kate Cottrell, Peter Westbury, Charlotte Sangway, Ken Reid and Laurence Fallon

Issued by: Jeremy Livitt, Democratic Services

City Hall, PO Box 3167, Bristol BS3 9FS

Tel: 0117 92 23758

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

Date: Tuesday, 22 November 2016



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Agenda

1. Apologies for Absence and Substitutions

Councillor Lesley Alexander has given her apologies for this meeting.

2. Declarations of Interest

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

Please note that 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.

3. Minutes of the previous meeting held on Wednesday 19th October 2016 6.05 pm

To agree the minutes of the last meeting on Wednesday 19th October 2016 as a correct record. **(Pages 5 - 13)**

4. Appeals

To note appeals lodged, imminent public inquiries and appeals awaiting decision. **(Pages 14 - 21)**

5. Enforcement

To note recent enforcement notices. **(Page 22)**

6. Public Forum

Up to 30 minutes is allowed for this item

Any member of the public or Councillor may participate in Public Forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Public Forum items should be emailed to democratic.services@bristol.gov.uk and please note that the following deadlines will apply in relation to this meeting:-

Questions - Written questions must be received 3 clear working days prior to the meeting. For this meeting, this means that your question(s) must be received in



this office at the latest by **5pm on Thursday 24th November 2016**.

Petitions and Statements - Petitions and statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the latest by **12.00 noon on Tuesday 29th November 2016**.

Please note, your time allocated to speak may have to be strictly limited if there are a lot of submissions. This may be as short as one minute.

7. Planning and Development

Please note the following Planning Applications to be determined by the Committee.

(Pages 23 - 24)

a) Planning Application Number 15/06400/F - Former Chocolate Factory, Greenbank Road

(Pages 25 - 122)

Mixed use development comprising conversion of existing remaining buildings (labelled Blocks C, D and F) and erection of new buildings to provide: 135 dwellings (91 apartments; 44 houses) (Blocks A, B, D, E, F, G and terraces); 485 sq m Class B1 floorspace (Block D); 726 sq m of commercial floorspace (Use Class B1/A1/A2) (Blocks B and C); 332 sq m of flexible community/business/health/leisure floorspace (Class B1/D1/D2) (Block C); 412 sq m flexible Class A3 or A4 floorspace (Block D); and associated accesses including a new pedestrian/cycle link onto the Railway Path, parking and landscaping. (Major Application)

b) (1) Planning Application Number 16/02349/F - Redcliff Quarter - Land Bounded By Redcliff Street, St Thomas Street And Three Queens Lane and (2) Planning Application Number 16/02964/F - Land Bounded By Redcliff Street, St Thomas Street and Three Queens Lane,, Bristol BS1 6JJ

(Pages 123 - 177)

- (1) Planning Application Number 16/02349/F – Land Bounded By Redcliff Street, St Thomas Street and Three Queens Lane, Bristol BS1 6JJ - Redevelopment of site to provide 274 Residential Dwellings (Class C3), 186-bed hotel (Class C1), 3,018 sq m of café/restaurants (Class A3) and a 2,199 sq m food hall (Classes A1 to A5), 1,547 sq m of office space Class B1), including associated infrastructure, plant, basement car



parking, highway and pedestrian access and public realm works

- (2) Planning Application Number 16/02964/F – 16A St Thomas Street Bristol BS1 6JJ - Redevelopment of site to provide 274 residential dwellings (Class C3), 186-bed hotel (Class C1), 3018 sqm of café/restaurants (Class A3) and a 2199 sqm food hall (Classes A1 to A5), 1547 sqm of office space (Class B1), including associated infrastructure, plant, basement car parking, highway and pedestrian access and public realm works (Major application).

c) Planning Applications 16/02994/F and 16/02998/LA - Brunel House, St Georges Road, Bristol BS1 5UY (Pages 178 - 220)

Planning Applications 16/02994/F and 16/02998/LA - Brunel House St Georges Road Bristol BS1 5UY

Change of use of Brunel House from office accommodation (Use Class B1) to student accommodation (Sui generis) comprising 233 student bed spaces (including 48 studios and 26 cluster flats), retention of Brunel House listed facade and Horses Bazaar; refurbishment and external alteration of Brunel House behind the listed facade with associated communal areas and student facility with landscaping, car parking and cycle parking (Major application).

d) Planning Application Number 16/03446/F - Albemarle Chemicals Site, Smoke Lane (Pages 221 - 246)

Standby gas generator plant and battery storage compound and other associated infrastructure.

8. Date of Next Meeting

The next meeting is scheduled for 6pm on Wednesday 11th January 2017.

