

Development Control A Committee

Agenda



Date: Wednesday, 22 February 2017

Time: 2.00 pm

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

Distribution:

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

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Date: Monday 13 February 2017



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Agenda

1. Apologies for Absence and Substitutions

(Pages 5 - 6)

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

6.05 pm

To agree the minutes of the last meeting held on Wednesday 11th January 2017 as a correct record.

(Pages 7 - 11)

4. Appeals

To receive a report setting out details of appeals.

(Pages 12 - 20)

5. Enforcement

To receive a report setting out details of enforcement action taken.

(Page 21)

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 16th February 2017.**

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 12pm on Tuesday 21st February 2017.**



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

To consider the following applications.

(Pages 22 - 23)

- a) Application Number 15/06400/F - Former Chocolate Factory, Greenbank Road, Easton Bristol BS5 6EL** (Pages 24 - 113)

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) Application Number 16/03029/F - Somerset House, 18 Canynge Road, Bristol BS8 3JX** (Pages 114 - 148)

Demolition of three storey office block. Erection of 8no. residential dwellings in two separate blocks with access and egress to Canynge Road. Block one comprises 1 no. 3 bedroom and 2no. 4 bedroom town houses with two dedicated garage parking spaces per dwelling; block two comprises 5 no. 2 bed flats with 8no. parking spaces (including 1 no. disabled). Provision of secure refuse and bicycle spaces and associated hard and soft landscaping

- c) Application Number 16/00828/F - O + M Sheds, Welsh Back, Bristol BS1 4SL** (Pages 149 - 189)

Proposed retention and repair of the two historic buildings O & M sheds, including reconstruction of the northern gable wall of O Shed, provision of new roofs, and associated surrounding landscaping for the purpose of providing three restaurants (within A3 use class) and outdoor seating area to Welsh Back

- d) Application Number 16/05322/F - Land Adjoining Berth T and Graving Dock Royal Edward Dock Bristol** (Pages 190 - 225)

Construction of a temporary pre-cast concrete production facility and



associated development including a concrete batching plant, cranes, offices, storage areas and parking, loading and unloading facilities (Major Application)

e) Application Number 16/04561/F - Linear Park, Avon Street, Bristol (Pages 226 - 283)

Erection of a 8-11 storey building comprising 255 no. residential units, 536 sqm of flexible commercial / community floor space (Use Classes A1, A2, A3, A4, B1a, D1 or D2) at ground floor level, basement car park and associated development, including access, landscaping, bin storage and cycle parking. (Amendment to planning permission 14/03133/F) – Major Application

f) Application Numbers 16/02964/F and 16/02349/F - (16/02964/F) 16A St Thomas Street, Bristol BS1 6JJ and (16/02349/F) Land Bounded by Redcliff Street, St Thomas Street and Three Queens Lane, Redcliffe, Bristol BS1 6LJ (Pages 284 - 342)

16/02964/F – 16A St Thomas Street, Bristol BS1 6JJ - Erection of building to provide 33 residential dwellings (C3) and 567sqm of cafe/restaurant/retail floor space (A1 to A3), associated infrastructure, public realm works including plant, basement and access (Major Application)

16/02349/F - Land Bounded By Redcliff Street, St Thomas Street and Three Queens Lane, Redcliffe, Bristol BS1 6LJ - 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)

8. Date of Next Meeting

The next meeting is scheduled to be held at 6pm on Wednesday 5th April 2017.

