

Bristol City Council

Minutes of the Development Control A Committee



25 July 2018 at 2.00 pm

Members Present:-

Councillors: Donald Alexander, Clive Stevens, Chris Windows, Mark Wright, Tony Carey, Stephen Clarke, Margaret Hickman, Olly Mead, Harriet Bradley and Jo Sergeant

Officers in Attendance:-

Gary Collins, Amy Prendergast, Thomas Wilkinson and Norman Cornthwaite

1. Welcome, Introductions and Safety Information

2. Apologies for Absence and Substitutions

Apologies for absence were received from Councillors Mike Davies (substitute Cllr Sergeant) and Celia Phipps (substitute Cllr Bradley).

3. Declarations of Interest

There were none.

4. Minutes of the previous meeting

The Head of Development Management briefly updated the Committee about site ND6 which was the final item at the last meeting. The Committee had resolved to grant permission but for significantly more affordable housing units than had been offered. Officers were in dialogue with the applicants about this and the Committee would be updated if there was a change in circumstances.

Resolved – that the minutes of the above meeting be approved as a correct record and signed by the Chair.

5. Appeals



The Head of Development Management referred to Number 37, 15 Small Street and advised that the application was refused by Committee against officer recommendation, but that an Appeal had been lodged and allowed. The Inspector considered the grounds for refusal but did not accept them. Costs were awarded against BCC because the reasons for refusal could not be substantiated. The scale of costs would be known once they had been substantiated by the Appellant.

The other Appeals were noted.

6. Enforcement

The list of Enforcement Notices served since the last Committee Meeting was noted.

7. Public Forum

Members of the Committee received Public Forum Statements in advance of the meeting.

The Statements were heard before the application they related to and were taken fully into consideration by the Committee prior to reaching a decision.

8. Planning and Development

The Committee considered the following Planning Applications.

9. Planning Application Number 18/00703/P - Romney House

The representative of the Head of Development Management introduced the report and summarised the application.

It is an outline application for the demolition of existing building/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and associated works. Approval is sought for access and layout. It is a Major Application. The Officer recommendation is to Grant subject to a Planning Agreement.

The following points arose from questioning and debate:

1. It was noted that BCC could not enter into a Section 106 Agreement with itself, but that an alternative legal agreement would be put in place by a negatively worded "Grampian" condition.
2. Concerns were raised about the dwellings being converted into multi occupancy units for say students, especially given the proximity of the site to the UWE. It was suggested that a Condition be attached to any approval preventing this situation from arising. This would maintain a balanced use of the development.



3. It was noted that landscaping and trees would be dealt with under Reserved Matters; Members hoped that the trees on the site at present would be kept.
4. Members had concerns that the site is not well served by public transport or shops.

In response to Members concerns about dwellings being converted in multi occupancy, the Head of Development Management suggested that the following Condition be added to any approval: That none of the properties may be changed from Use Class C3 to Use Class C4 (HMOs) without the written permission of the Local Planning Authority.

Councillor Wright moved the Officer's recommendations with the addition of the suggested Condition added to any approval of the application.

Councillor Stevens seconded this Motion.

On being put to the Vote, it was

RESOLVED (10 for, 0 against, 0 abstention) - that the application be Granted subject to a Planning Agreement and Conditions including the following Condition: That none of the properties may be changed from Use Class C3 to Use Class C4 (HMOs) without the written permission of the Local Planning Authority.

10 Planning Application Number 18/00704/P - Land At Constable Road/Crome Road, Bristol

(Councillor Hickman left the Meeting at the start of this item.)

The representative of the Head of Development Management introduced the report and summarised the application.

It is an outline application for the comprehensive redevelopment comprising up to 81 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access, car parking, public open space, landscaping and associated works. Approval is sought for access. It is a Major Application. The Officer noted that Bristol City Council is currently the applicant and land owner, however an agreement has recently been reached to sell the land to a Registered Provider. Once the land disposal has been progressed to a sufficient stage this will enable the Local Planning Authority to consider properly the preferred mechanism with regards to securing planning requirements, which would likely be a section 106 agreement in this instance. The Officer therefore noted that the application is brought to committee with a resolution to GRANT planning permission delegated to officers, subject to the satisfactory resolution as considered by the Local Planning Authority to secure the required obligations and to finalise suitably worded conditions. .

It was noted that most of the issues debated in relation to the previous application (Romney House) also applied to this application. It was suggested that the same Condition attached to the Romney House approval removing permitted development rights for the conversion of dwellings from Use Class C3 to Use Class C4 (small houses in multiple occupation) be added to any approval for this application. It was also noted that the level of affordable housing would be included in the Planning Agreement.



Councillor Stevens moved the Officers recommendations with the following Condition added to any approval of the application: That none of the properties may be changed from Use Class C3 to Use Class C4 (HMOs) without the written permission of the Local Planning Authority.

Councillor Sergeant seconded this Motion.

On being put the Vote it was

RESOLVED (9 for, 0 against, 0 abstention) - that the application be Granted subject to a Planning Agreement and Conditions including the following Condition: That none of the properties may be changed from Use Class C3 to Use Class C4 (HMOs) without the written permission of the Local Planning Authority.

11 Date of Next Meeting

5th September 2018 at 6pm.

Meeting ended at 3.25 pm

CHAIR _____

