

Bristol City Council

Minutes of the Development Control A Committee



27 February 2019 at 2.00 pm

Members Present:-

Councillors: Donald Alexander (Chair), Chris Windows (Vice-Chair), Clive Stevens, Mark Wright, Fabian Breckels, Tony Carey, Stephen Clarke, Mike Davies, Margaret Hickman, Olly Mead and Afzal Shah

Officers in Attendance:-

Gary Collins, Norman Cornthwaite, Tessa Connolly, Alex Hawtin and Jess Leigh

1. Welcome, Introductions and Safety Information

The Chair welcomed those present and explained the process to be followed on hearing of each application.

2. Apologies for Absence and Substitutions

No apologies were received.

3. Declarations of Interest

Cllr Stephen Clarke stated that Application No, 18/03496/F – 125 to 131 Raleigh Road is in his Ward. He has spoken to the developer but has not offered any opinion on the application.

4. Minutes of the previous meeting

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

5. Appeals

The Head of Development Management introduced the report and summarised it for everyone.



6. Enforcement

The Head of Development Management introduced the report and summarised it for everyone. He stated that 4 Notices have been served.

The Head of Development Management then advised everyone that two items had been withdrawn from the Agenda – 18/04367/F 1 to 3 Ashton Road (The Old Brewery) and 18/04627/CAAD Ashton Vale Club for Young People.

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. Reference No. 18/03537/PB - Hengrove Park, Hengrove Way; Outline Planning

The Head of Development Management explained the situation concerning the Neighbourhood Development Plan and the recently held Referendum. The Independent Examiner at the Planning Inspectorate had agreed the Plan and therefore the Committee must give significant weight to it. The Plan would be put before Council at its next Meeting. The Full Council decision is really only an administrative process to ratify the Referendum result and in line with general principle of local government law, development plan documents need to be formally adopted by Full Council.

The Head of Development Management and his representative presented this item highlighting the following:

- This is an Outline Application for the demolition of existing buildings and a development including residential dwellings, office accommodation, education floor space, community building, commercial floor space, a new park and areas of formal and informal space
- A full description of the site and the application
- Responses to the consultation
- The reasons for recommending approval of the application



Answers to questions

- The strategic landscaping areas are the main park and runway park and although some trees are being lost there will be replanting; the issue of trees is regarded as being important
- The proposed density has been calculated for outline purposes and will be known in detail at the reserved matters stage The Committee has to decide the application on the present Policies
- Some drainage information is included in the application and detailed proposals will not add to existing flooding and if possible will seek to improve the situation Development Management meets regularly with the Schools Places Team to assist with the planning of school provision based on projected changes in population; there are no specific plans for nursery provision included in this scheme
- The Joint Spatial Plan increases the number of houses to be provided in Bristol and should be given weight
- The Neighbourhood Development Plan includes what should be provided on the Park
- There is a Condition recommended concerning further site investigations
- A Condition is recommended regarding the the provision of recreation and sporting facilities prior to the loss of the existing ones

Debate

- This is an important development for the area and although some aspects of the proposals are attractive, others are less so; concerns about the low density and the problems this could cause as well as the loss of Category A trees and more employment being needed
- The trees being lost should be considered as Category A trees as this was the opinion of the Council's own arboricultural officer
- Concerns about compliance with the Neighbourhood Development Plan particularly regarding density
- Concerns about the residents' disquiet and about some of the facilities
- Concerns about some of the existing facilities being lost
- The development would be very car dependent and wouldn't be sustainable
- Development on Council land should be an exemplar
- The City has a pressing need for housing which this development would deliver

Councillor Windows moved that the application be refused on the grounds that it does not comply with the Neighbourhood Development Plan as it proposes a low density of residential dwellings; the loss of trees; the proposed park is not large enough; a lack of employment space; a lack of community facilities; and the development being too car-dependent and not sustainable.

Councillor Wright seconded this motion. On being put to the Vote it was

RESOLVED – (8 for, 3 against) that the application be refused on the grounds that it does not comply with the Neighbourhood Development Plan as it proposes a low density of residential dwellings the



loss of trees; the proposed park is not large enough; a lack of employment space; a lack of community facilities; and the development being too car-dependent and not sustainable.

(Councillors Clarke and Shah left the Meeting.)

10 Reference No. 18/04367/F - 1 to 3 Ashton Road (The Old Brewery)

This Item was withdrawn from the Agenda.

11 Reference No. 18/03496/F - 125 to 131 Raleigh Road

The Head of Development Management and his representative presented this item highlighting the following:

- This is an Application for the demolition of existing buildings and a development of offices and apartments
- A full description of the site and the application
- Responses to the consultation
- The reasons for recommending approval of the application

Answers to questions

- The Construction Management Plan Condition safeguarding the adjoining gardens would have be signed off
- The rear facing windows were installed under permitted development; they would not looking on to any properties

Councillor Breckels moved that the application be granted.

Councillor Mead seconded this motion and suggested that the Construction Management Plan Condition safeguarding the adjoining gardens be included. This was agreed.

On being put to the Vote it was

Resolved – (9 for, 0 against) that the application be granted subject to Conditions including one relating to the Construction Management Plan Condition safeguarding the adjoining gardens.

12 Reference No. 18/04795/F - 18C Merton Road

The Head of Development Management and his representative presented this item highlighting the following:



- This is an Application for the construction B1/B8 business units
- A full description of the site and the application
- Responses to the consultation
- The reasons for recommending approval of the application

Answers to questions

- . The flats at 5 Ashley Down Road were granted planning permission in 2015. They had originally been approved as offices in a previous consent in 2010. The access/maintenance issue of the rear elevation of the flats is a private issue to be agreed with the owner of the industrial estate. The application is being recommended for approval with conditions in order to impose some control to mitigate concerns from the neighbours
- The applicants could build a wall up to 2 metres in height on the boundary without requiring planning permission
- Conditions would control noise, smell, dust and hours of use

Debate

- The windows should not have been installed in the flats so close to the boundary
- Concerns about the owners of the flats not being able to maintain their property

Councillor Wright moved that the application be granted. Councillor Davies seconded this motion.

On being put to the Vote it was Lost (3 for, 4 against, 2 abstentions).

Councillor Mead moved that the application be refused on the grounds of poor design and the inability of the owners of the adjacent premises to maintain their property. Councillor Stevens seconded this motion.

On being put to the Vote it was

Resolved – (5 for, 2 against, 2 abstentions) that the application be refused on the grounds of poor design and the inability of the owners of the adjacent premises to maintain their property.

13 Reference No. 18/04705/F - Unit 3D and 3G Merton Road

The Head of Development Management and his representative presented this item highlighting the following:

- This is an Application for the demolition of existing buildings and the construction B1/B8 business units
- A full description of the site and the application
- Responses to the consultation



- The reasons for recommending approval of the application

Answers to questions

- Planning permission is required as the premises are within 5 metres of the boundary on an industrial estate
- The windows will be at a high level and therefore obscure glazing is not considered to be required
- Given the distance from adjoining residential properties and the height of the unit overbearing cannot be substantiated as a reason for refusal

Debate

- It cannot be refused but obscuring the windows should be included
- External wall facing Brynland Avenue properties should be painted white
- Obscure glazing should be required but not white paint

Councillor Wright moved that the application be granted subject to Conditions including one requiring obscure glazing.

This was seconded and on being put to the Vote it was

Resolved – (5 for, 4 abstentions) that the application be granted subject to Conditions including one requiring obscure glazing.

14 Reference No. 18/04627/CAAD - Ashton Vale Club for Young People, Silbury Road

This Item was withdrawn from the Agenda.

15 Date of Next Meeting

The next meeting - 3rd April 2019 at 6.00 pm.

Meeting ended at 5.45 pm

CHAIR _____

